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macaroon doors & panels

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On the cover

For authentic 'classic with a twist' interiors turn to page 26. Luna pink mugs, Beta green mugs, Viva ceramic basket bowl, Hampstead pedestal board all from Wonder & Wild. Umbra rug from Weave Home. *Photography Babiche Martens*

Fiona Hawtin, Editor

Hello

I once took a week off work to sew a loose cover for my sofa – it had good bones but was threadbare. I wouldn't recommend it unless your day job is upholsterer and you're deliberately going for a cover so loose, the kids could play fort between it and the sofa. When it comes to soft furnishings you've got to know your limitations. Mine is coordinating, buying new duvet covers and sourcing curtains. Within that you also have the power to reinvent your house because soft furnishings are about instant transformation. Replace old curtains with textured linen ones, contrast your terracotta sheets with a new cocoa duvet cover and buy some eye-catching cushions and everything will look so much fresher. For a round-up of what's new and exciting in the world of window treatments turn to page 94, and for other soft furnishings turn to page 88. I love how, instead of traditional chairs around her dining table, Leah Goddard was bold enough to do a built-in banquette upholstered in crazy monkey fabric for her new Takapuna home on the cover. Once you settle into its bistro-like embrace, it's very hard to contemplate getting up. Check out the rest of her home on page 26.

You'll also find the first of our five-part series about house flipping. If you're anything like me, you'll have wondered why you haven't tried your hand at it when you hear success stories of how people have made far more than they ever could in their salaried job. Of course, there are pitfalls to reckon with, but we're so curious about what an actual house flip involves we're taking an in-depth look. The first part looks at the reasons house flipping is a good idea and what you need to know about finance on page 68. Then, the next four issues will follow through with everything you'll need to know to get started. Enjoy your month.

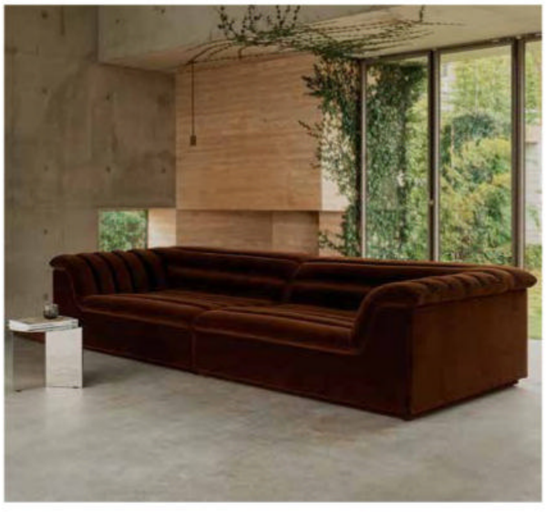
This month I'm...

Dry. It is July after all, but I'm not even missing it with a Sober Margarita at Bedford Soda & Liquor in Ponsonby with a side of roasted chickpeas after work. Working my way through the liquor shakes also, as they're now available without the alcohol. bedfordsodaliquor.co.nz

SHOP IT
shop.yourhomeandgarden.co.nz

Wrapping a lot. The secret to good gift wrapping is a reliable tape dispenser you can use with one hand while holding the fold in the other. This Penco tape dispenser, which takes a large roll of tape and has an anti-slip bottom, is the best. It helps that it also has mid-century office good looks as well. $65, from shop.yourhomeandgarden.co.nz

Daydreaming about Sarah Ellison's Float sofa. Such generous proportions, – and once you sink back into this brown velvet masterpiece that would be it for the evening. It's definitely an investment, but will last for years to come. $7800, from slowstore.co.nz



PHOTOGRAPHY, HAIR AND MAKE-UP CAROLYN HASLETT. FIONA WEARS ZOE & MORGAN NECKLACE, LONELY CAMISOLE AND HELEN CHERRY JACKET.

Design Your World

Cabarita Modular Sofa / Alacati Rug

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HOME OF DESIGN

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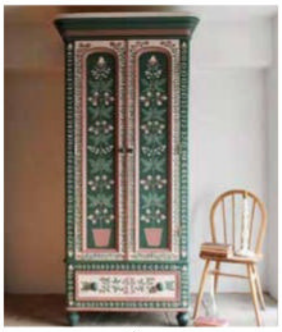
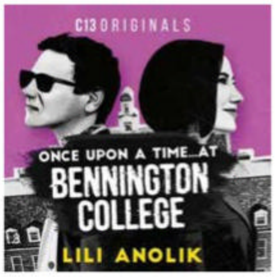


Decorative furniture painter Heidi Roper knows how to transform a piece from okay to obsessed. Did we mention she takes commissions?

@dingleydellcreative

A custom carpet that cascades down stairs and pools into a rug is just one of the many incredible things you'll spot at this interior design firm.

@ysg.studio



PODCAST OF THE MONTH

A tale of money, murder and madness with a deep dive into the Bennington class of '86, which spawned the likes of award-winning authors Donna Tartt and Bret Easton Ellis.

CONNECT WITH US

We love seeing images from our #yourhomeandgarden community.

@yourhomeandgarden

TRENDING ONLINE

Our list of 21 built-in bench seats proved to be a viral hit.

yourhomeandgarden.co.nz

TOP INSTAGRAM POST

This gold door opened our hearts (after we shut our jaws).

@yourhomeandgarden

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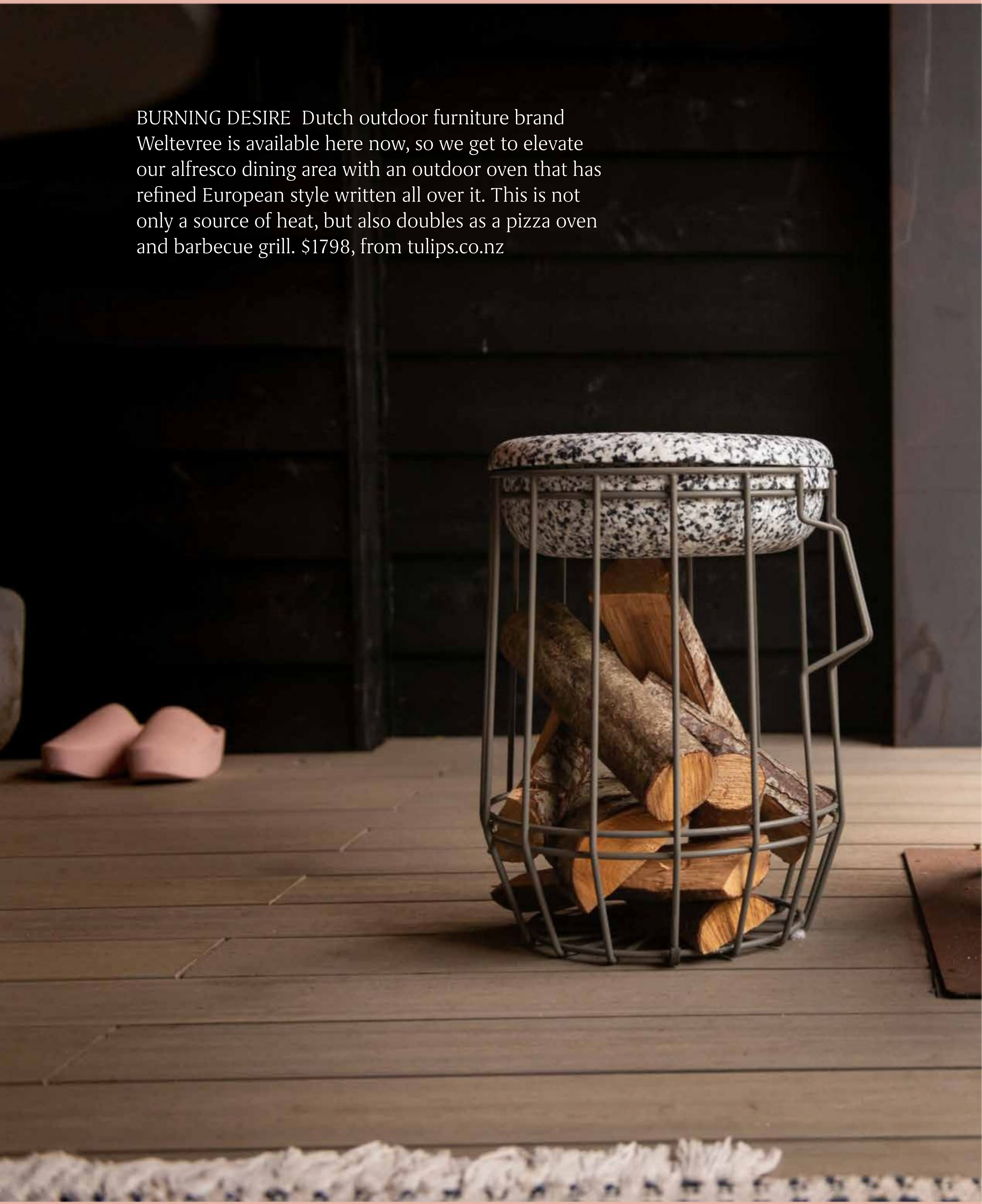


BURNING DESIRE Dutch outdoor furniture brand Weltevree is available here now, so we get to elevate our alfresco dining area with an outdoor oven that has refined European style written all over it. This is not only a source of heat, but also doubles as a pizza oven and barbecue grill. $1798, from tulips.co.nz

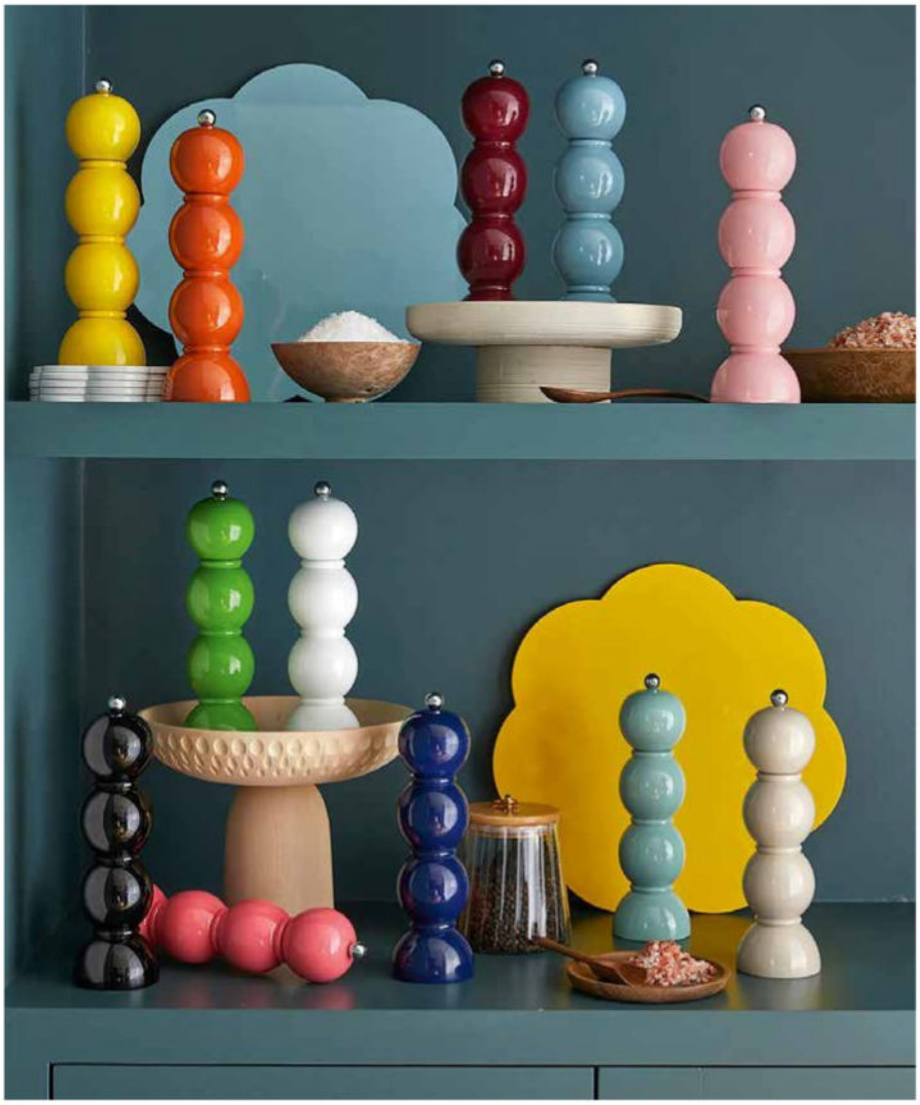
SHOPPING

12
Window shopping
What's hot in store.

16
Trending
Joy division, top 10 mirrors, how to combat SAD and laundry love.

window shopping

TAKE A PEEK AT THE LATEST FINDS



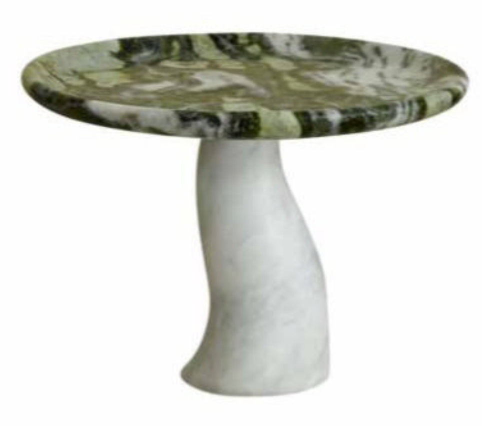
RISE AND GRIND

These glossy, bubbly designs go together as well as, well, salt and pepper. The perfect addition to any table, they're that pop of colour your weeknight meals are crying out for. We're texting all our groupchats about the Addison Ross lacquered salt and pepper grinder, $125, from amara.com

52 Weeks
of Socks
VOL. II
LAINE PUBLISHING

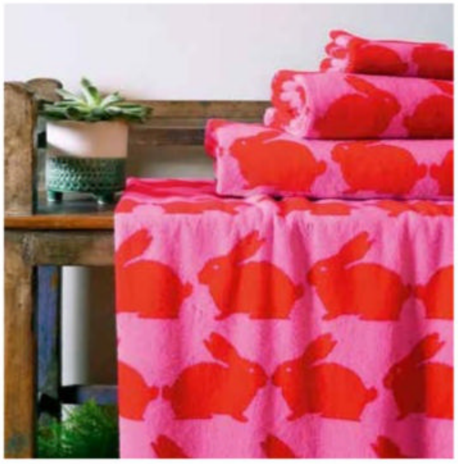
KNIT HAPPENS

Knit your way through the chilly season with a book of sock patterns. *52 Weeks of Socks, Vol II,* $99, from biancalorenne.co.nz



RELAX FOR A SPELL

GET INTO A WITCHY MOOD WITH THE BLACK BLAZE MUSHROOM PEDESTAL PLATE. PERFECT FOR COCKTAILS OR MAKING LOVE POTIONS. $279, FROM SUPERETTE.CO.NZ



Bunny love

It's about time for a towel refresh, and the Anorak kissing rabbits range has us captivated, or rather, totally hoppy. $79 (towel), from alliuminteriors.co.nz

STAKE OUT
ADD LIGHT AND SOME OUTDOOR CHEER WITH THE GARDEN STAKE TRADITIONAL LANTERN, $64.95, FROM BEDBATHNTABLE.CO.NZ

SUCKER FOR IT

Satisfy your sweet tooth with a glass that's as delightful as any dessert you put into it. Lollipop coupe glass, $49, from tutuhome.shop

HONEY, I'M HOME
NEVER LOSE YOUR KEYS (OR YOUR MIND), AGAIN WITH A FUN KEY HANGER. SO STYLISH, SO RED. $50, FROM ODDTHING.CO.NZ

GET COSY

An irresistible blanket that fuses comfort with style, it's jam-packed full of all your favourite colours. Mack throw, $179, from nood.co.nz

Ruggedly handsome

Want to add some warmth to your home? Your floors will thank you for the Ombre Home Harriet floor rug, $45, from spotlightstores.com

INSTANT AMBIENCE
MOVE OVER CANDLES, THERE'S A NEW SCENT SHERIFF IN TOWN. SIMPLY SPRAY AND WALK AWAY WITH FAN FAVOURITES SUCH AS LOST IN AMALFI AND KYOTO IN BLOOM. INTERIOR FRAGRANCE, $44.95, FROM NZ.GLASSHOUSEFRAGRANCES.COM

TOSS AND TURN

Layer in a little luxury with a super-soft and comfy coverlet. Maia Matelasse quilted embroidered cotton coverlet, $299 (queen), from freedomfurniture.co.nz

SAVE
SPLURGE

NATURE CALLS

Remind yourself of the glorious outdoors with cushions that add much more than just back support.

Save: Cotton leopard print cushion, $12, from thewarehouse.co.nz

Splurge: Land of Birds and Blooms velvet cushion cover, $74.99, from boltofcloth.com

SHOP WITH US

EXPERT STYLE IS JUST A CLICK AWAY WITH THE YOUR HOME AND GARDEN SHOP. SHIPPING INCLUDED

SWING TIME

Advertised as outdoor furniture, you'll be forgiven for sneaking the Paon rocking chair inside and into prime position. Rock on. $888.

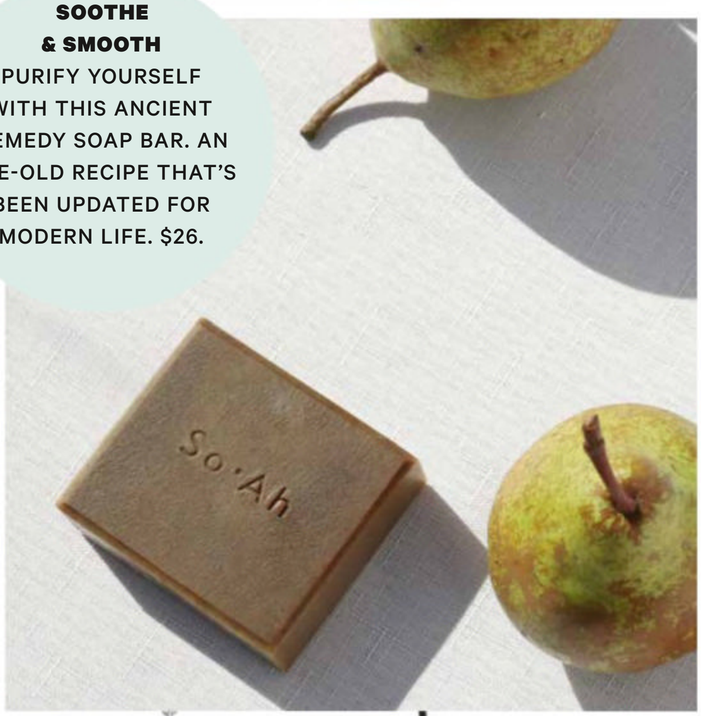
LYTTELTON LIGHTS
Sweet Pea and Jasmine
ROOM FRAGRANCE

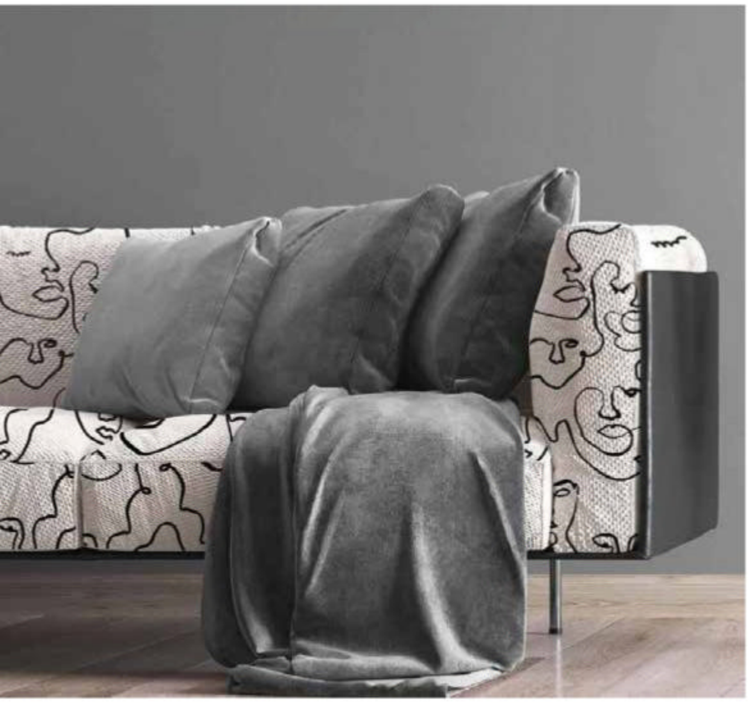
SPRAY OF FLOWERS

A spritz of this Sweet Pea and Jasmine room spray gives you the floral scent of a diffuser in seconds. Perfect for refreshing a room when unexpected guests arrive. $34.

SOOTHE & SMOOTH

PURIFY YOURSELF WITH THIS ANCIENT REMEDY SOAP BAR. AN AGE-OLD RECIPE THAT'S BEEN UPDATED FOR MODERN LIFE. $26.





FACE VALUE We just can't get enough of this sensational upholstery fabric that blends art into the everyday. Is it the Louvre or is it your living room? Face First upholstery fabric, $264.

Shades of grey

Give your home some retro charm and love with this vintage-inspired offering. This glass pendant Station light will add a deft European touch to any dark corner. Made in a traditional handmade way, each piece is slightly unique and makes the whole thing that much more delightful. $100.

ALWAYS BY YOUR SIDE

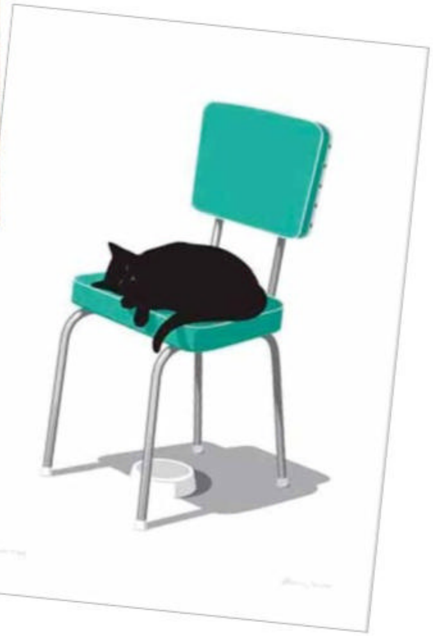
Ideal for those short on space, the Fold bedside table is a sleek yet simple solution to your bed-time shelving or storage needs. $183.

COSY ON UP

BACH BLANKETS ARE 50 PERCENT CASHMERE, 50 PERCENT MERINO AND 100 PERCENT GORGEOUS. BUTTERY SOFT, IT'S A MUST-HAVE FOR EVERY COUCH, BED OR LAP. MOSS BACH THROW BLANKET XL, $325.

Mind your feet

Made from eco-friendly and biodegradable coir coconut fibre, this doormat is an ode to the glory of nature. Perfect for brushing off the dirt and mud from the garden. The Flower Garden coir doormat, $51.90.



PURR-FECT PRINT

Finally, something that captures our mood in winter. You can never have too many reminders to take a cat nap. Art *Nap Time* print, $49 (A4).

BLUSHING BEAUTY

Raise a glass to this new range of ribbed cocktail glasses, which are all pretty in pink. Cheers, everyone. $89.98 (set of four).

LOVE IT? SHOP IT NOW:

To shop this edit, open the camera on your mobile phone. Point the lens at the QR code and wait for the website link to pop up. Tap the link, and wait for the webpage to load.

shop.yourhomeandgarden.co.nz

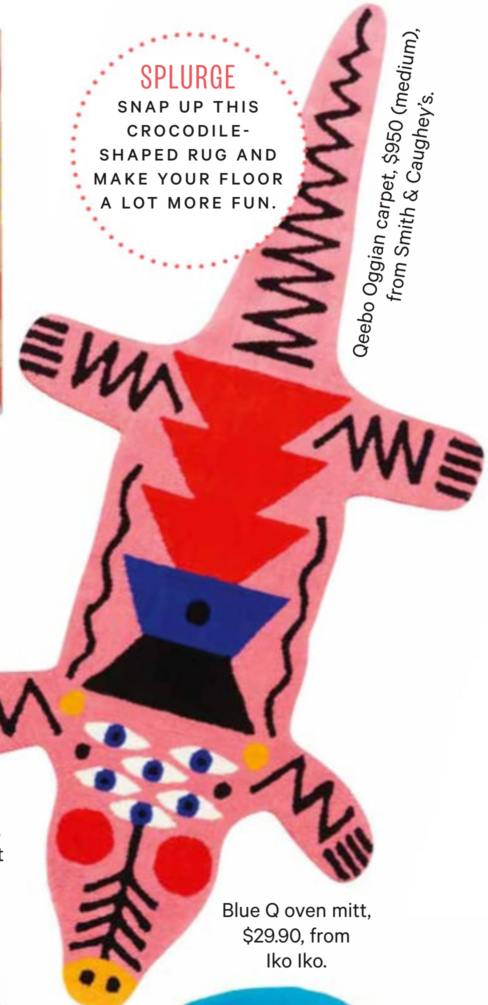
TRENDING

Joy division

This winter surround yourself with things that make you LOL

Dusen Dusen Everybody pepper grinder, $89, from Bolt of Cloth.

Hot sauce socks, $34.99, from Shut the Front Door.



SPLURGE

SNAP UP THIS CROCODILE-SHAPED RUG AND MAKE YOUR FLOOR A LOT MORE FUN.

Qeebo Oggian carpet, $950 (medium), from Smith & Caughey's.

Doughnut candle, $40, from Bonnie and Neil.

Lapin + Wolf art print, $28.50 (A4), from shop.yourhomeandgarden.co.nz

SHOP IT

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YAY
MOST LIKELY TO MICROWAVE

Blue Q oven mitt, $29.90, from Iko Iko.

THE DOG'LL GET IT

Blue Q tea towel, $29.99, from Bolt of Cloth.

Luggage tag, $24.99, from Shut the Front Door.

Pickle BANDAGES

Archie McPhee pickle bandages, $16.90, from Iko Iko.

WMF McEgg cup, $39, from Milly's.

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at Farmers

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M/Co
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DOMANI.
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LINENHOUSE
haven
Alex. Liddy.

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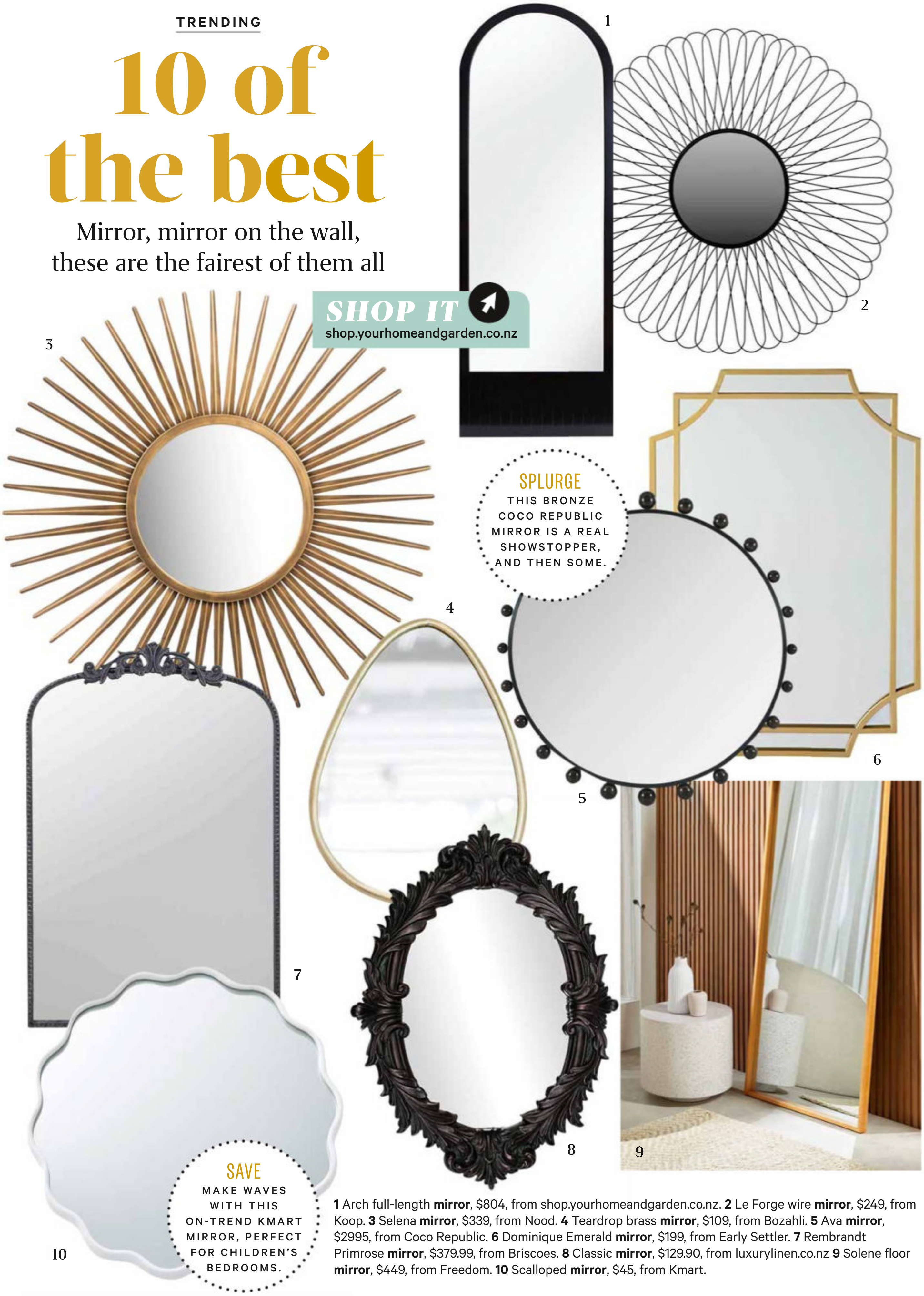
10 of the best

Mirror, mirror on the wall,
these are the fairest of them all



SHOP IT
shop.yourhomeandgarden.co.nz

SPLURGE
This bronze Coco Republic mirror is a real showstopper, and then some.

SAVE
Make waves with this on-trend Kmart mirror, perfect for children's bedrooms.

1 Arch full-length **mirror**, $804, from shop.yourhomeandgarden.co.nz. **2** Le Forge wire **mirror**, $249, from Koop. **3** Selena **mirror**, $339, from Nood. **4** Teardrop brass **mirror**, $109, from Bozahli. **5** Ava **mirror**, $2995, from Coco Republic. **6** Dominique Emerald **mirror**, $199, from Early Settler. **7** Rembrandt Primrose **mirror**, $379.99, from Briscoes. **8** Classic **mirror**, $129.90, from luxurylinen.co.nz **9** Solene floor **mirror**, $449, from Freedom. **10** Scalloped **mirror**, $45, from Kmart.

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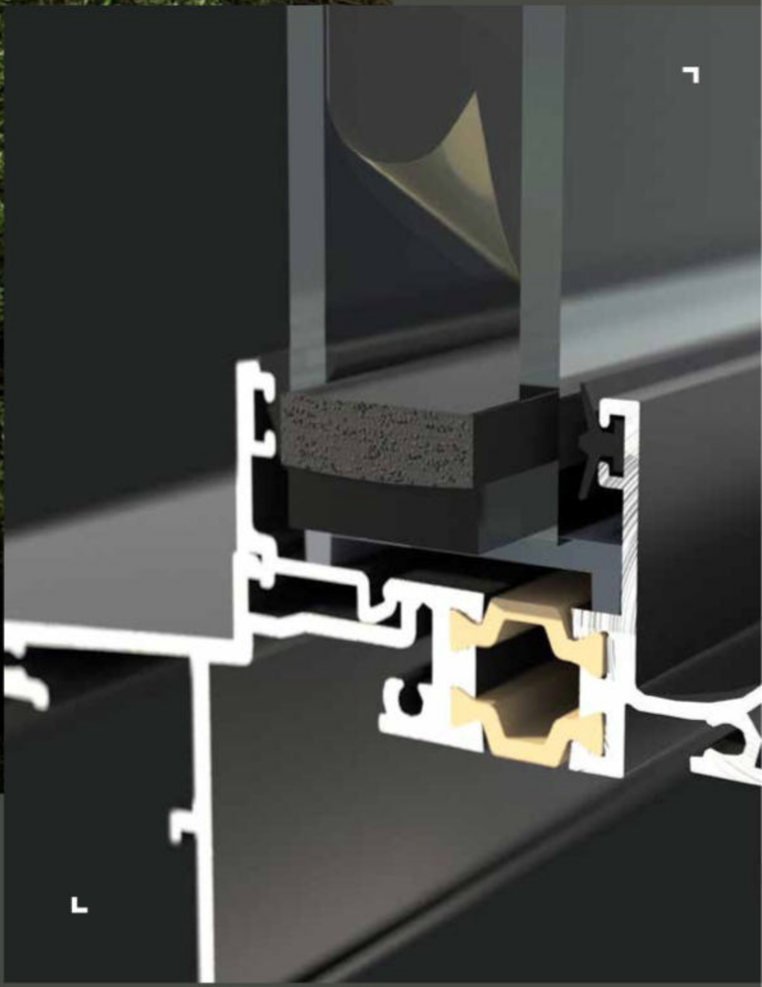

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ALTHERMA WINDOW SYSTEMS

FIRST WINDOWS & DOORS

VANTAGE WINDOWS & DOORS

happy-SAD

Beat the blues and get the better of seasonal affective disorder with these mood-boosters

500-piece puzzle crafts table, $51, from shop.yourhomeandgarden.co.nz

SHOP IT shop.yourhomeandgarden.co.nz

Buy loop, $499, from Osin Lighting.

4kg dumbbell, $19, from Kmart.

Yoga mat reversible, $25, from Kmart.

Light-saver

Thirty minutes of light therapy a day can mimic natural sunlight and help to boost your mood. Use early in the morning to enjoy its many benefits.

Work it out

If you struggle to find the time and energy for hobbies and exercising, start gently with yoga and puzzles to slowly ease into good habits.

Philips Hue Iris, $250, from Noel Leeming.

Bonberry waxed perfume, $60, from Ashley & Co.

Billy kettle, $183, from Ritual Unions.

SAVE

KOO ELITE WEIGHTED BLANKET, $150 (6.8KG), FROM SPOTLIGHT.

SPLURGE

WEIGHTED BLANKET, $220 (7KG), FROM ECOSA.

Energise supplements, $39.99, from Me Today.

Joules sausage dog hot water bottle, $65, from Smith & Caughey's.

Heavy helpers

Weighted blankets generate deep pressure stimulation to help relieve anxiety and produce serotonin in the body. Plus, they're super comfy to boot.

ESPRIT

BENNETT
NOW AVAILABLE AT BRISCOES

BRISCOES.CO.NZ

Out to dry

Kit out your laundry and you'll have your home looking spick and span in no time

1

2

3

4

5

7

SHOP IT
shop.yourhomeandgarden.co.nz

6

8

1 Mobile quilted **hamper**, $119, from Gorman. **2 Broom holders**, $9 (four), from Kmart. **3** Victoria James **clothes airer**, $215.20, from Briscoes. **4** Rona **peg bag**, $15.95, from Bed Bath N' Table. **5** Living Space **peg caddy**, $20, from Spotlight. **6** Fold **soap block holder**, $70, from shop.yourhomeandgarden.co.nz **7** Ceiling hanging **drying rack**, $440, from George & Willy. **8** Artemis **ironing board cover**, $39.90, from Wallace Cotton. **9** Broste Copenhagen Arild **laundry basket**, $645, from Smith & Caughey's. **10** Living & Co compostable **dishcloth**, $3.50, from The Warehouse.

9

10

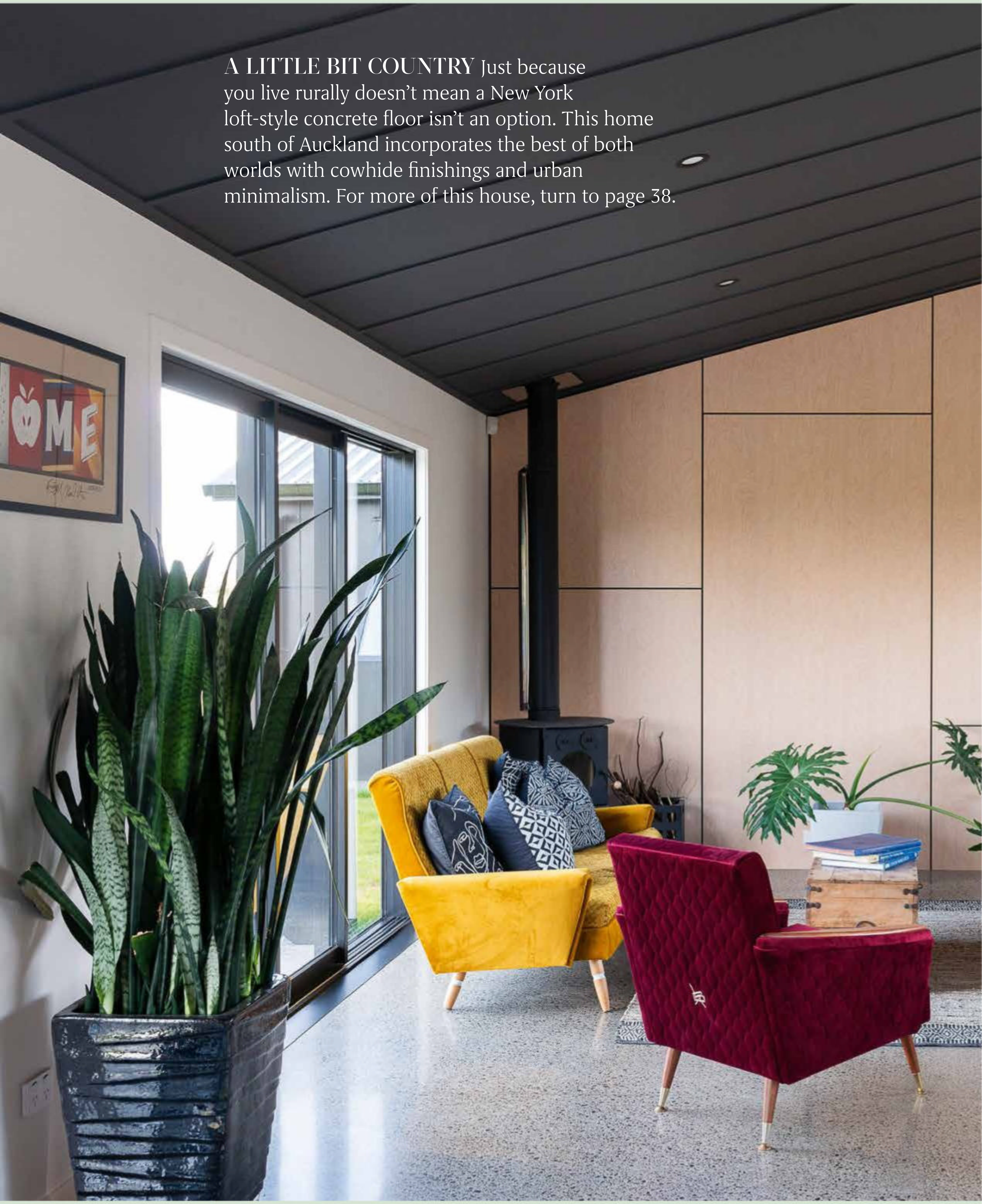
MODERN
Rustic

Exclusive to Harvey Norman, the Prism bedroom furniture collection has a unique finish and distinct modern rustic feel. The bed frame offers functional storage in the headboard along with two drawers in the base. Style with softly striped or checked bed linen for an updated take on a classic country look. Add a touch of cosy texture with faux fur, velvet and wool blankets.

Scan the QR code for full product details.

Harvey Norman®

482395_NNZ



A LITTLE BIT COUNTRY Just because you live rurally doesn't mean a New York loft-style concrete floor isn't an option. This home south of Auckland incorporates the best of both worlds with cowhide finishings and urban minimalism. For more of this house, turn to page 38.

PHOTOGRAPHY HELEN BANKERS

HOMES

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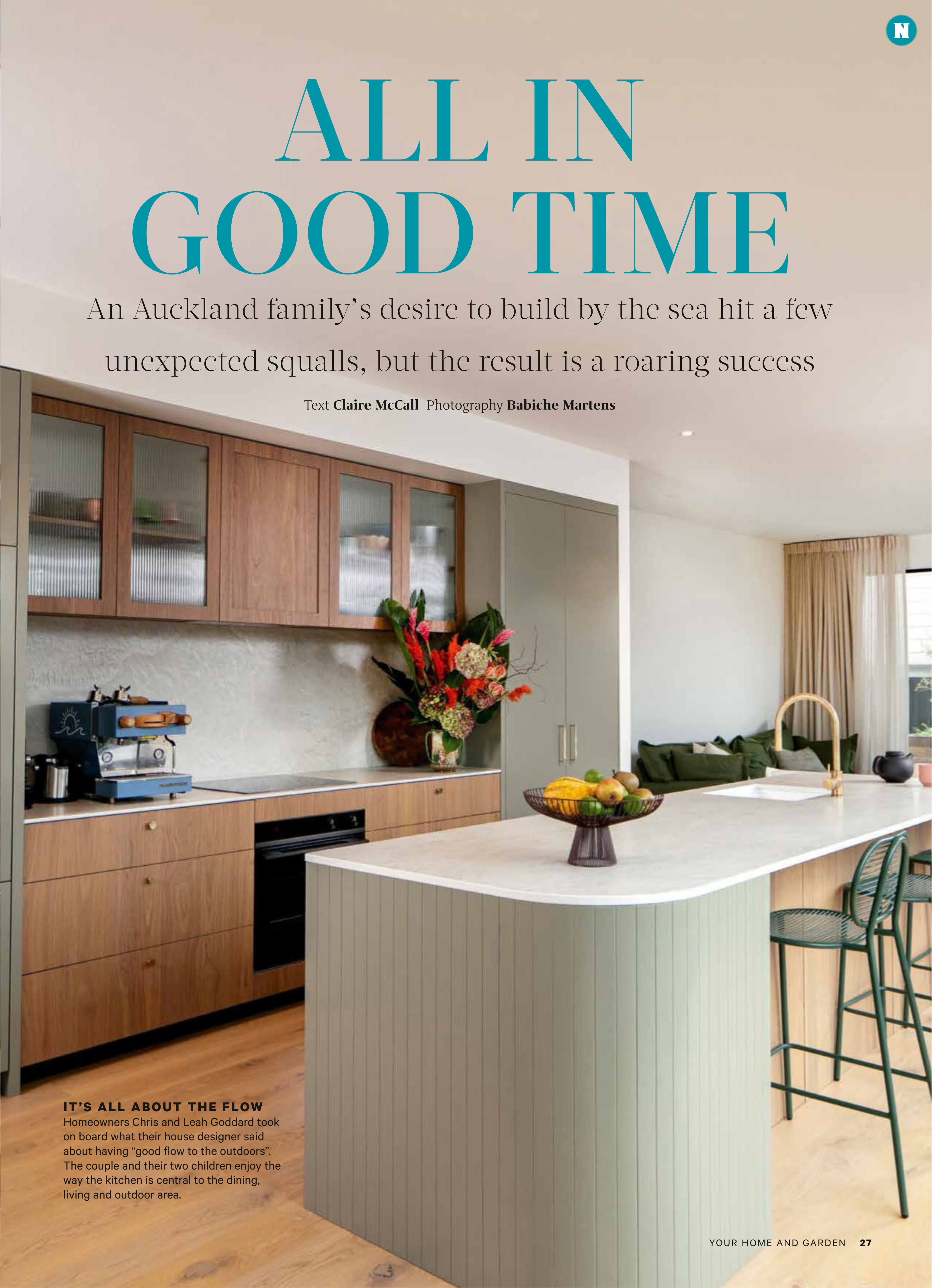
All in good time
A new-build on a compact site near the beach hit a few unexpected squalls.

40

Country score
A house designed for family harmony.

48

Life with art
Adding personality to a rental with DIY skills and creativity.

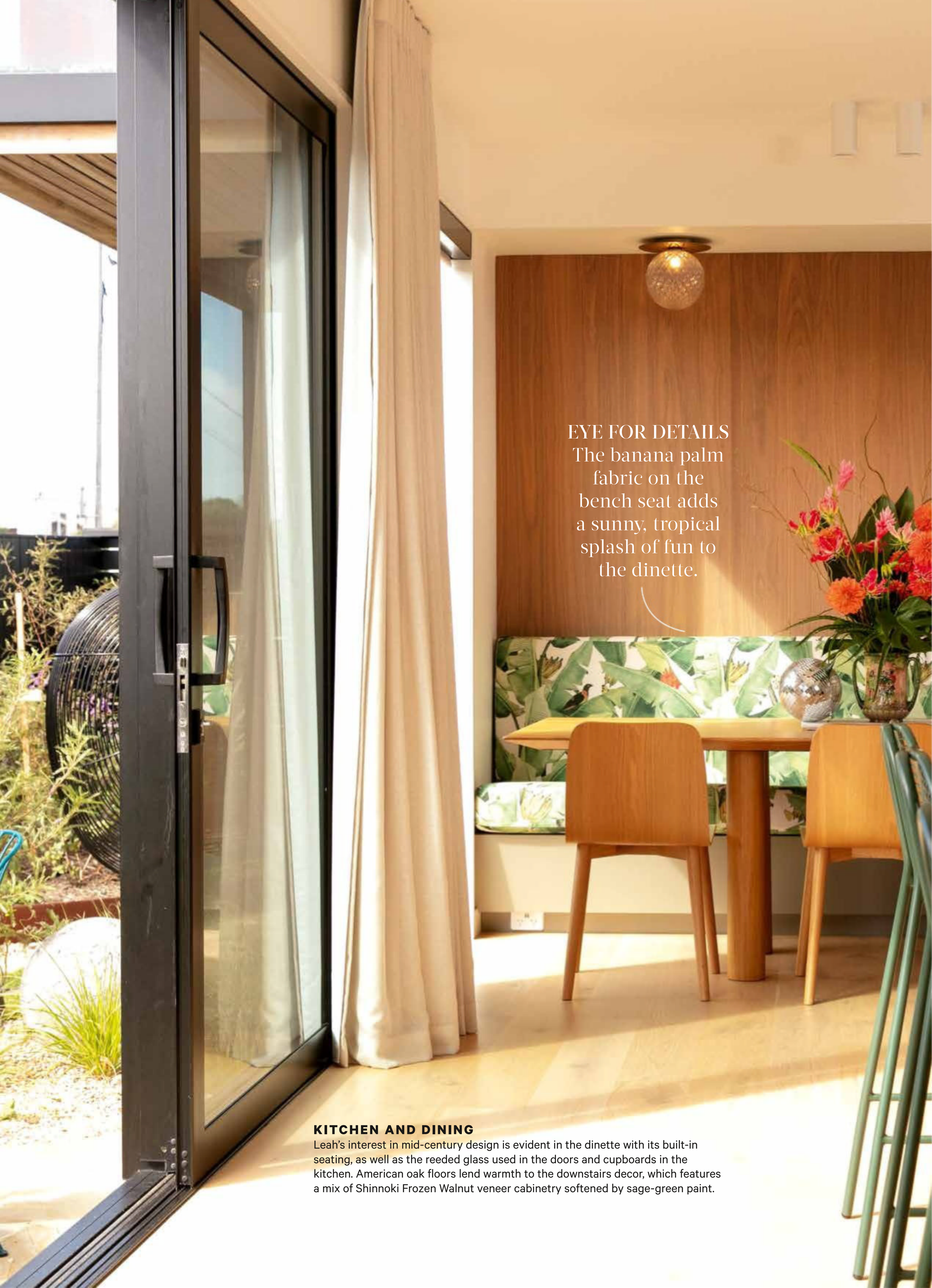


ALL IN GOOD TIME

An Auckland family's desire to build by the sea hit a few unexpected squalls, but the result is a roaring success

Text **Claire McCall** Photography **Babiche Martens**

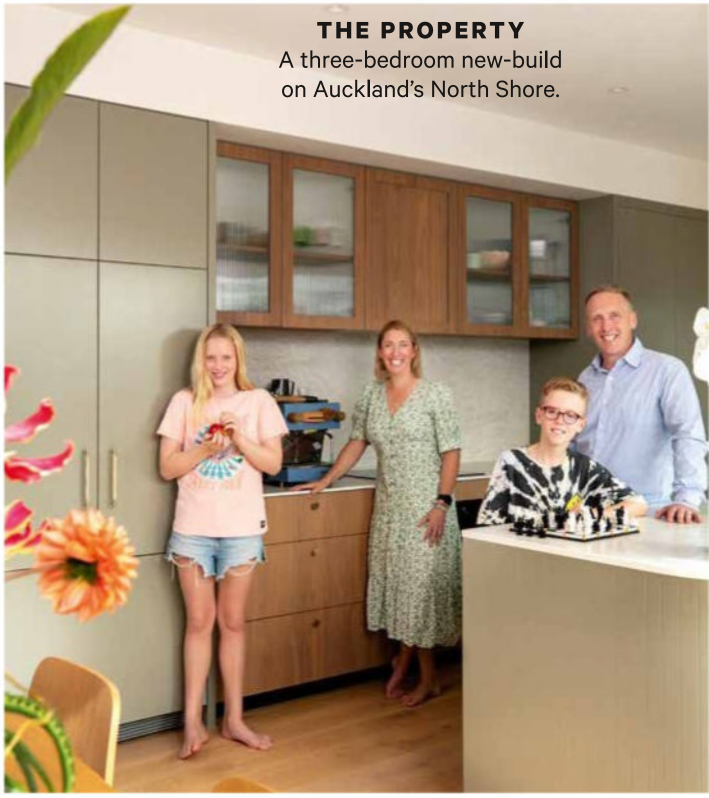
IT'S ALL ABOUT THE FLOW
Homeowners Chris and Leah Goddard took on board what their house designer said about having "good flow to the outdoors". The couple and their two children enjoy the way the kitchen is central to the dining, living and outdoor area.



EYE FOR DETAILS
The banana palm fabric on the bench seat adds a sunny, tropical splash of fun to the dinette.

KITCHEN AND DINING
Leah's interest in mid-century design is evident in the dinette with its built-in seating, as well as the reeded glass used in the doors and cupboards in the kitchen. American oak floors lend warmth to the downstairs decor, which features a mix of Shinnoki Frozen Walnut veneer cabinetry softened by sage-green paint.

MEET & GREET
Chris (lawyer) and Leah Goddard and their children Evelyn, 11, and Harry, nine.



THE PROPERTY
A three-bedroom new-build on Auckland's North Shore.

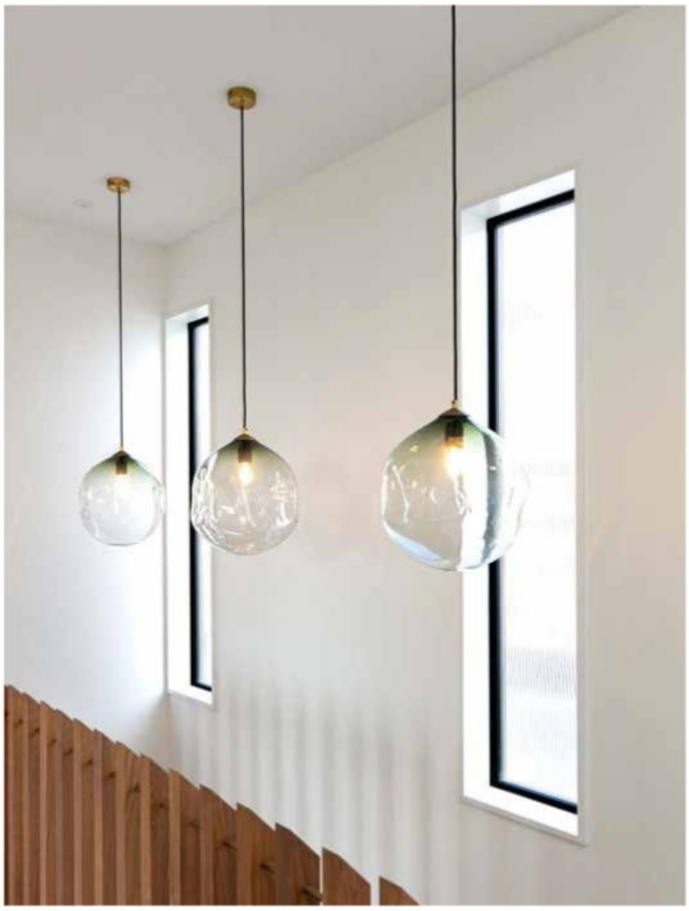
After 10 years of renting with their young family, Chris and Leah Goddard were impatient to get into a house that was toasty warm, designed for sunlight, and where they could give their creative instincts free rein, rather than staring at boring, all-white walls.

When the couple spotted a deceased estate for sale in Takapuna, they hoped the waiting game was over. Although the dwelling was far from ideal (a rumpty old bach that had been one of the first homes in the area), Chris was seduced by its location. He had always dreamt of living within a stone's throw of the beach and from here he could smell the sea. So, when their bid won the auction, it was a surprise. A delightful one.

That was five years ago and set in motion a process where more waiting became inevitable. Initially the Goddards thought a major renovation would bring the mouldy, damp structure into line with their vision. "Then we discovered we'd almost have to strip it back down to its bare bones," says Leah. The astronomical cost involved felt untenable. They changed tack and began to plot a new-build.

Getting to 'go'

It didn't take them long to choose Box as their design-and-build partner. "We'd seen one of their open



GOOD THINGS
Splashing out on good wool carpeting and lighting adds warmth and a luxe factor to a home, such as the trio of deflated glass pendants above the stairs. Leah also advises to make interior design decisions that are right for you and your family rather than what might be good if the house was sold in the future. “Life is short and you might as well have the colours and finishes that make you smile every day,” she says.

FOCAL POINT
This custom-designed resin coffee table adds pops of vibrant colour to the living area.

BATHROOMS, BEDROOM AND LAUNDRY
Venice Villa terrazzo-style porcelain tiles in Ivory and Blue from Tile Warehouse are a feature in one of the bathrooms, with blue whales wallpaper making a coastal statement in another (top right). Daughter Evelyn's bedroom is painted in Resene Elderflower with a circular noticeboard displaying some mementos. **OPPOSITE** Melteca Possum was used on the laundry counter.

homes, liked their style and always had them in the back of our minds," says Leah.

Keeping the design simple on this compact infill site was key: a rectangular volume with two levels stretches back on the narrow footprint. While getting the concept for the three-bedroom home right was no issue, reaching the stage where the diggers moved in to begin the build was. In fact, the necessary consents and sign off from neighbours and council on the cross-lease section took three years.

In April 2021, the build began. Lockdowns brought yet more delays but a year later, the Goddards stood streetside, looking up at the elegant timber form crisply outlined against the sky.

Clad in vertical Abodo timber, the house is like a driftwood box alighted on the beach. Its pale wood coat, offset by window surrounds and a garage in dark-stained tones, will weather to a lovely silver-grey. "We were advised against using cedar because we live so close to the sea," Leah explains. "The Abodo has a special coating that not only protects the wood but allows it to weather evenly, no matter if it's in full sun or shade."

Layouts and lookouts

When Auckland's wet and windy summer tossed what felt like bucketloads of water against the glazing and

the sea spray whipped up into a frenzy, the Goddards felt snug in their brand-new property. From the upstairs bedrooms, they could watch the tempestuous tide.

Although the couple had imagined they might locate the living areas on the top floor to access the view, they decided having good flow to the outdoors was more important. Leah can prep dinner at the kitchen bench as Evelyn does her homework in the nearby dinette and Harry sets up a cricket set on the lawn – and she still gets a peep of the sea.

This ground-floor layout, with the kitchen sandwiched between dining and living, makes good sense. Externally, the rooms are wrapped with a deck to the north and an eastern garden landscaped with crazy paving. Next to this open-plan space, a separate flexi room with a TV ensures sound separation when the adults are entertaining, and Harry wants to disappear to watch his favourite sports team. A second TV in the living room looks like a work of art when not in use.

A hint of modernism

While waiting for the build to progress, Leah was not idle. After the restrictions of being a renter, she was rampantly searching through Pinterest and copies of *Your Home and Garden* for inspiration for the fittings and fixtures. It was around this time that she hit a speed hump. Diagnosed with stage four cancer, she entered treatment just before moving-in day. "I was so glad that I had made the early decision to decorate for our family rather than worrying about resale," she says.

Leah's interest in mid-century design shines in the '50s-style dining nook with its built-in bench seating. There are traces of it too in the reeded glass doors that feature in the kitchen where Leah opted for a mix of walnut veneer and sage-green cabinetry.

"I have kept the big picture neutral, but I really like colour," she says. The green is subtle, not overpowering, and wraps around the island bench too. It tones with the brass tapware, which has already started to develop a beautiful patina, and a warm white engineered stone benchtop where the children often hang out on their iPads. "If there are a few marks on surfaces that's just a sign that a family is having fun," says Leah.

American oak floors lend warmth to the downstairs zone as the sunlight moves around, initially falling into the kitchen and dining room before warming the crazy-paved patio and finally the western deck where an outdoor dining table is pale green to pick up the colour thread from the interiors.

Moving upstairs, reeded-glass windows offer privacy from the neighbours, a priority within the tight design programme. Along with three bedrooms, (one with ensuite), there's a separate bathroom and a study that Chris retreats to when he needs to work. The 2.7m stud here and on the lower level gives a greater sense of volume that, say the couple, makes everything feel bigger than the 211sqm floor plan.

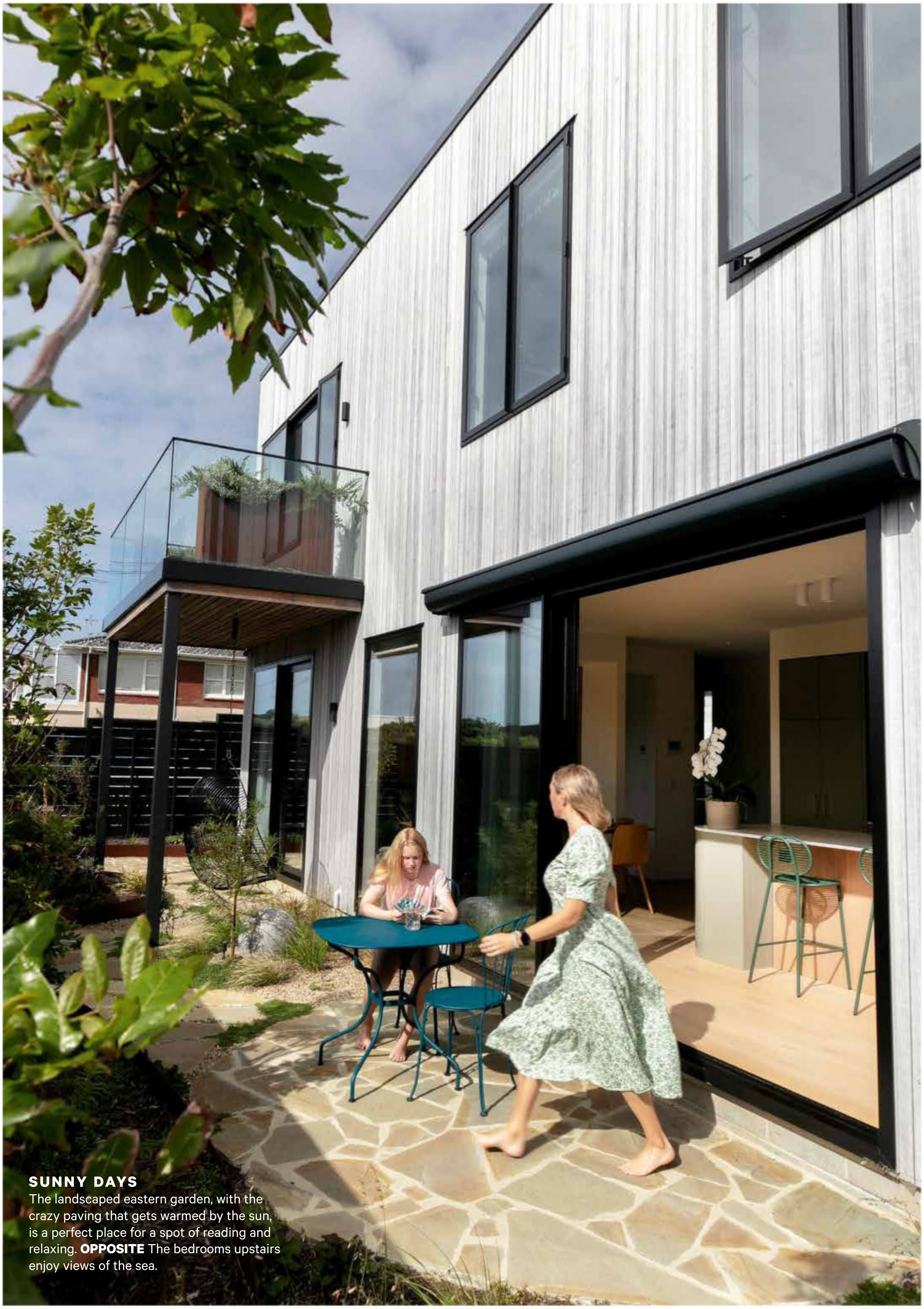
Joy in the details

Leah's passion for prints and wallpaper is evident. "I love some of the British brands," she says. Motifs include a tropical forest in the dining zone, pineapples in the powder room and blue whales in an upstairs bathroom.

She also showed a refreshing confidence with colour. Apart from the soft sage influence on the kitchen island, there is pink and teal blue behind the kids' built-in desks in their bedrooms and the bathrooms are spattered with terrazzo-look tiles with chips of navy and peach.

Some might see the colourful coffee table in an abstract design that is a focal point in the living area as OTT, but Leah was determined to be playful. She gave the resin artist, Sally McDonald of The Arc Dept, some colour samples, and the blue-based table is resplendent with joyful pattern. Sally also made the resin door handles.

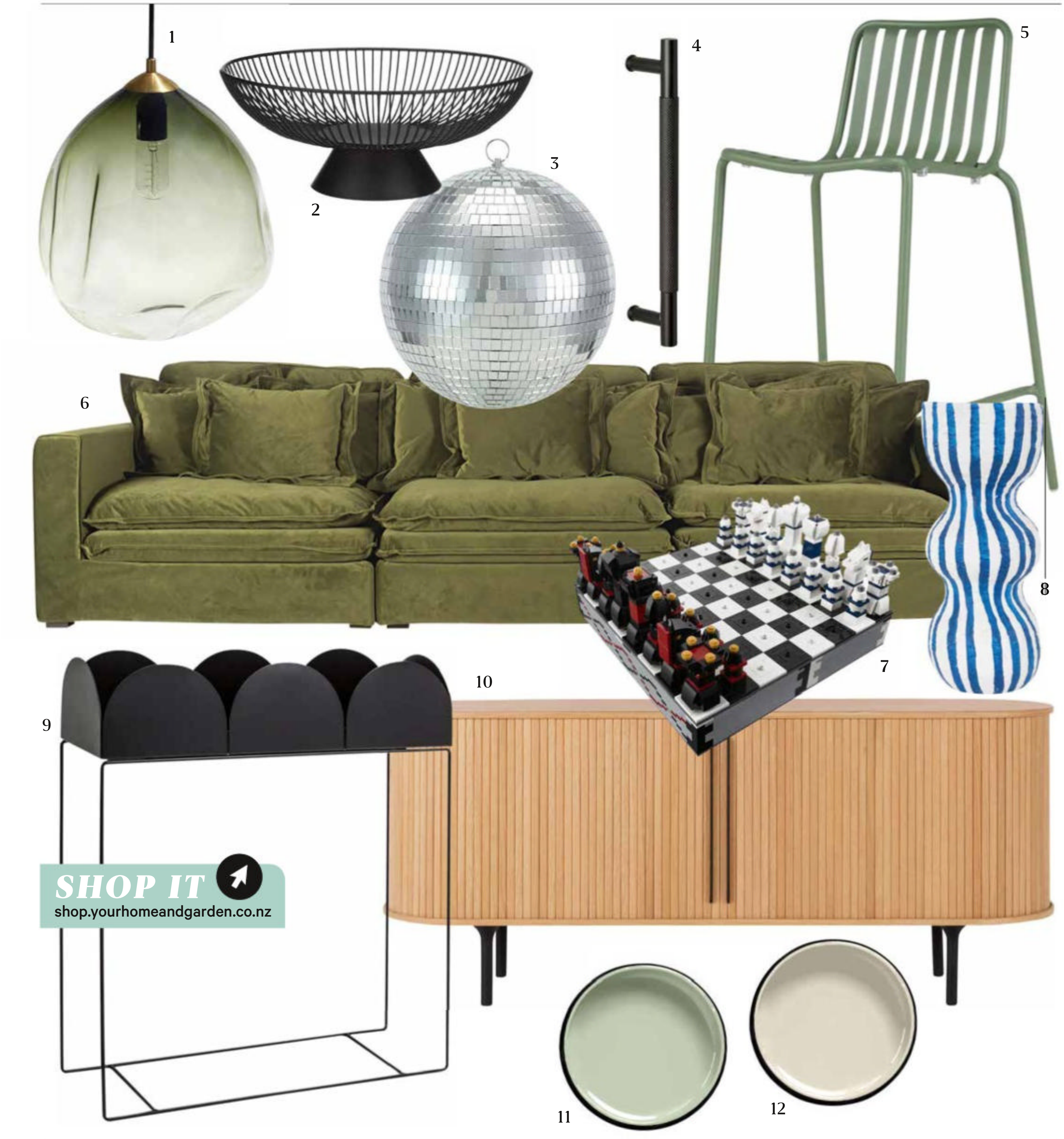
On Christmas Day last year, when family from the UK and Australia visited, the Goddards gathered around the outdoor table and enjoyed each other's company as the children played on the trampoline. In the background, the sound of the sea was ever present. This home may have been a long time in the making, but it was worth the wait. ●



SUNNY DAYS
The landscaped eastern garden, with the crazy paving that gets warmed by the sun, is a perfect place for a spot of reading and relaxing. **OPPOSITE** The bedrooms upstairs enjoy views of the sea.

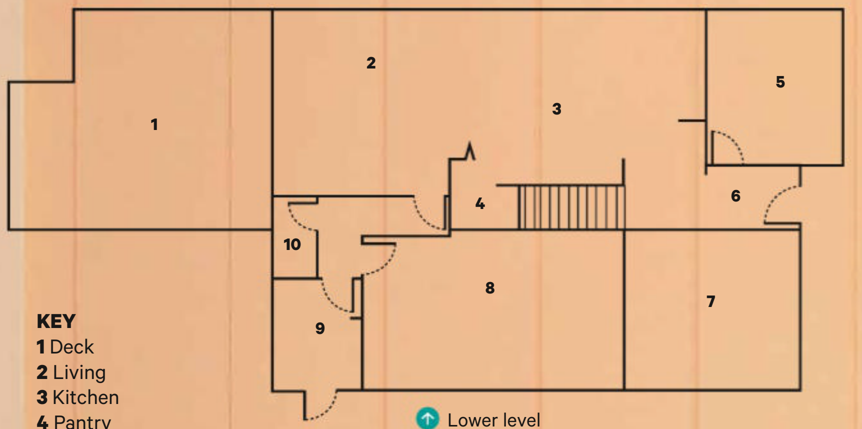
Shop their style

This home is proof the high-low equation of mixing serious and considered furniture with light-hearted pieces always wins the day

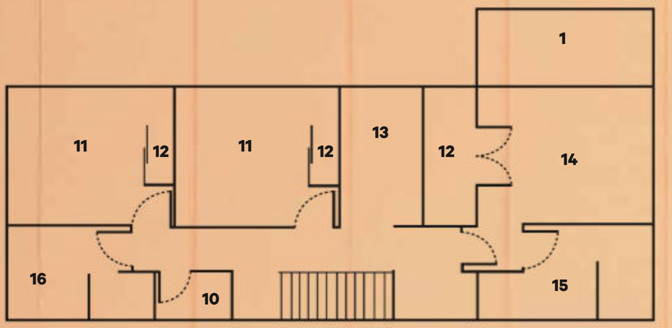


SHOP IT
shop.yourhomeandgarden.co.nz

1 Deflated **pendant**, $750, from Lukeke. **2** Bouclair Global Gallery **wire bowl**, $60, from Spotlight. **3 Disco ball**, $12, from Kmart. **4** Tura **pull**, $225 (196mm), from The Arc Dept. **5** Parker **bar stool**, $279, from Cintesi. **6** Slouch 2-seater velvet **sofa**, $4299, from Early Settler. **7** Lego Iconic **chess set**, $109.99, from Lego. **8** Hand-painted paper **vase**, $69, from Bohzali. **9** Fold Arch **planter box**, $354, from shop.yourhomeandgarden.co.nz **10** Palliser oak **sideboard**, $1469, from Humble & Grand. **11** Resene Transcend **paint**, $5 (testpot), from ColorShops. **12** Resene Creme De La Creme **paint**, $5 (testpot), from ColorShops.



Lower level



Top level

KEY
1 Deck
2 Living
3 Kitchen
4 Pantry
5 Flexi room
6 Entry
7 Carport
8 Garage
9 Laundry
10 Toilet
11 Bedroom
12 Wardrobe
13 Study
14 Main bedroom
15 Ensuite
16 Bathroom

home truths

WHAT DID YOU SAVE ON? Waiting for sales. Using advice from experts (for example, we went with slightly cheaper finishes for the sink and benchtop in the laundry).

ANY SPLURGES? The lighting and wool carpet.

BEST LESSONS LEARNED? Be patient. It will all come together in the end and will be amazing.

NEVER DO AGAIN? Build during lockdowns. It meant there were unavoidable delays, times we weren't allowed on-site and made it nearly impossible to get furniture when we were preparing to move.

ANYTHING YOU'D CHANGE? I'd be braver with wall colours.

Best advice

+ Choose a designer and builder that you like and get on with because you'll need a strong relationship.

+ Be on-site or readily available to make decisions about those small details that make a big difference.

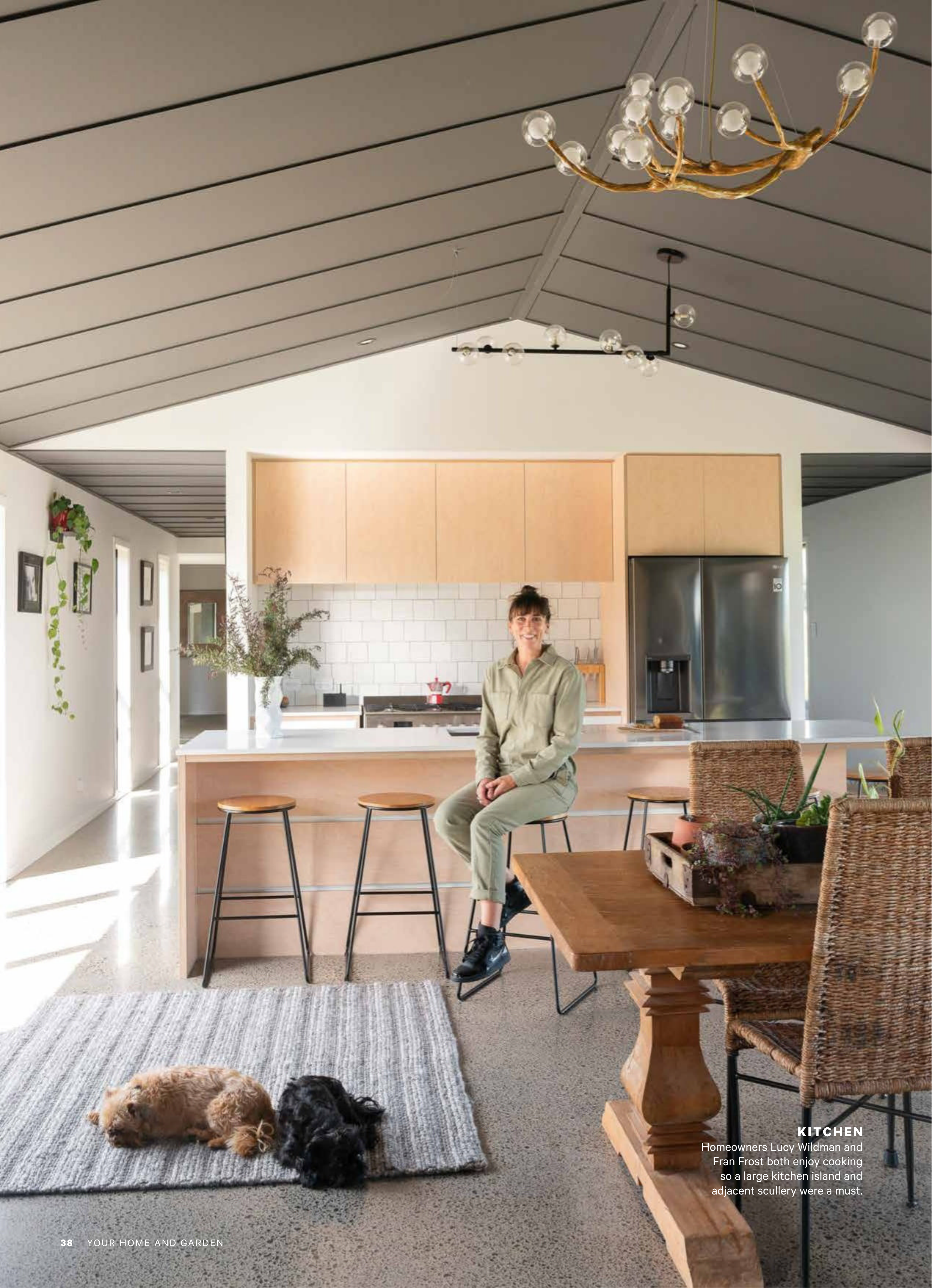
+ Get samples of everything – paints, tap colours, carpet, bench, etc. Carry them everywhere when selecting materials. It helps to make sure the house has a cohesive feel.

+ Consider your location and what that means for finishes. We are coastal so that meant using materials that would withstand the salty, windy conditions

+ Keep ideas from magazines and bookmarks online – things you like. Don't think too hard about it. After a while you'll see a pattern emerge – the key to your interior design/feel.

+ Use the experts. Some of these are free – for example, meeting with a Resene colour expert. This helped give me confidence with the colours I wanted to use.

+ When doing the interiors make decisions for you and your household rather than what might be good for a future resale. Life is short and you might as well have the colours and finishes that make you smile each day.



KITCHEN Homeowners Lucy Wildman and Fran Frost both enjoy cooking so a large kitchen island and adjacent scullery were a must.

Country score

Adult and children pods separated by a large living space has resulted in perfect family harmony

Text **Sharon Stephenson** Photography **Helen Bankers**

home profile

MEET & GREET
Lucy Wildman and Fran Frost (founders/co-owners of Little Flock of Horrors), their son Iggy, 13, and daughter Frankie, 12, and three griffons, Leroy, Stevie and Bonnie.

THE PROPERTY
Single-level three-bedroom new-build on a two-hectare lifestyle block in Ramarama, Auckland.

FAMILY FAVES
(opposite) The curved grey sofa in the living area comes from Koko Classics and the '70s mustard sofa was a Trade Me buy. The scullery (right) also functions well as a breakfast-making station. Plywood on the kitchen island (below) helps to balance the ply wall used on the living/dining room wall.

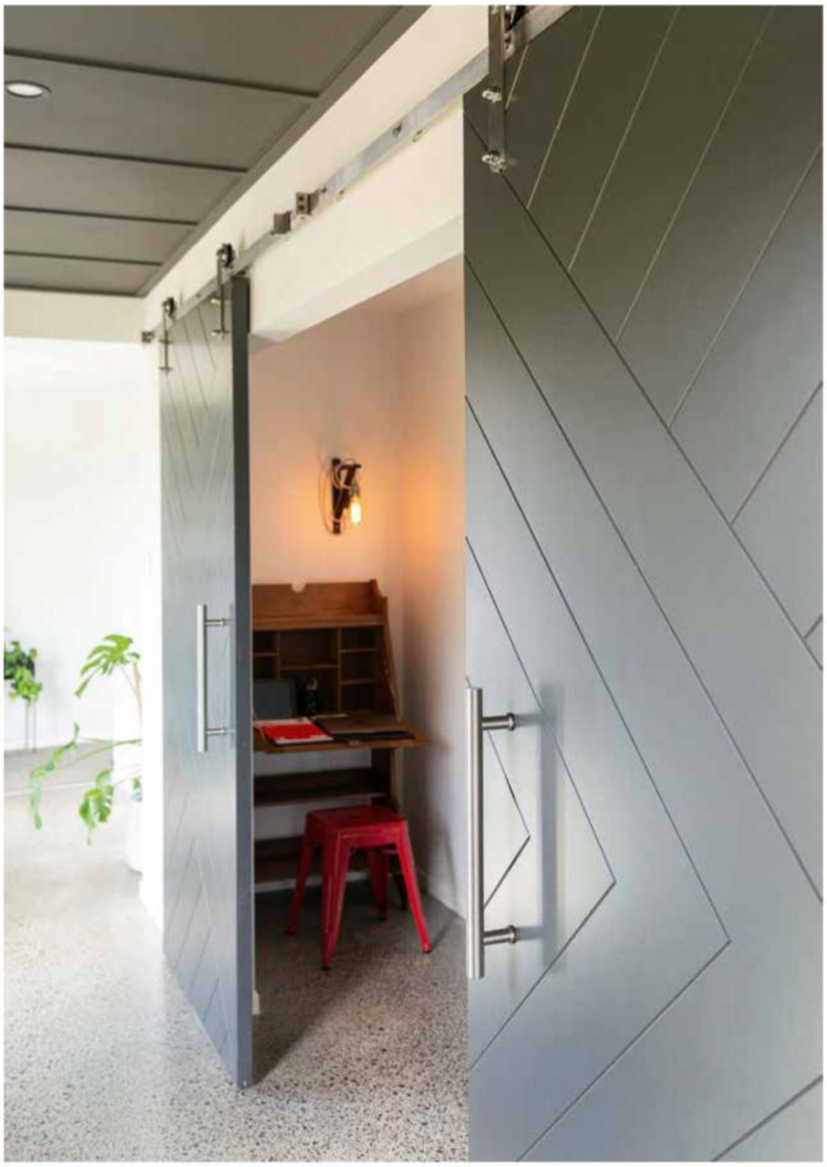
> "Fran always wanted the same rural lifestyle for our kids that he had in Vermont."
>
> LUCY WILDMAN

Deciding to downshift from the suburbs to a lifestyle block can sometimes be a bumpy ride. Especially when one of you is a little bit country, and the other is a little bit rock 'n' roll.

To be fair, both Lucy Wildman and her husband Fran Frost have a cool vibe about them. They met while snowboarding in the US, where Fran is from, before opening a snowboarding shop in Vermont. After returning to Auckland in 2008, the couple launched a children's clothing company, Little Flock of Horrors.

But when it came to putting down roots, Fran was a strong advocate for the rural life. "Fran always wanted the same rural lifestyle for our kids that he had in Vermont," says Lucy who grew up on a farm near Palmerston North but much preferred city living.

The couple launched their merino wool business in 2014, in response to their son Iggy's medical issues. "Merino wool clothing can help to regulate temperature so it's much better against children's skin than polyester. It really worked for Iggy so that was the starting point for our business," says Lucy, who now designs the clothing while Fran looks after sales.



GO FOR GREY
Resene Fuscous Grey was used on the hall ceiling, as well as the barn door slider to the office nook. The nook has become a useful place to hide the children's bags and family clutter.

Moving to the country

The couple started their Kiwi journey in a three-bedroom house near their shop in Papakura, Auckland before moving to a bigger house nearby after having children. But a desire for more room and the peaceful country life prompted them to house hunt in Ramamara, south of Auckland.

"We'd never really thought about building our own home but there weren't many houses for sale when we were looking in 2021. So, when a two-hectare section came up on Trade Me, we jumped at it," says Lucy.

Living in a tiny cabin on a friend's property while their 268sqm home was designed and built wasn't the easiest, but it gave Lucy time to clarify her vision.

"We wanted lots of bright, airy spaces, especially after being squashed in the cabin for 14 months. That included a large communal area because we tend to hang out a lot as a family."

The design the family settled on, with the help of Pukekohe architect Mark Ravening of Ravening Design, was a one-storey property, divided into three pods – a large living space book-ended by the children's and adult wings.

They chose macrocarpa battens for the front of the two end pods to break up the black-on-black of the house and seamlessly integrate with the natural tones of the surrounding landscape.

Furniture finds

Lucy put her time in the cabin to good use, sourcing furniture for their new home. That includes the curved grey sofa, which comes from Koko Classics, and the '70s mustard sofa and red chair Lucy found on Trade Me. "There's a guy in Devonport who upcycles old furniture and, when I saw these, I knew they'd be perfect for the space."

Ever the savvy shopper, Lucy also found numerous bargains at Kmart, from the kitchen island stools to planters. The wooden dining table came from Lucy's sister while the matching chairs were gifted by a friend who no longer required them. The vintage sideboard also comes with family history – it once belonged to Lucy's great grandfather.

The original plan was for the roof to be clad in plywood to match the kitchen. But they had to go to Plan B when it was inadvertently omitted from the consent process so Lucy opted to cover one wall of the expansive living/dining space in plywood to balance out the design.

BEDROOM
The peel and stick wallpaper in the main bedroom comes from UK company Hovia.

> “We wanted lots of bright, airy spaces, especially after being squashed in a cabin for 14 months.”
>
> LUCY WILDMAN

ABDUL-JABBAR
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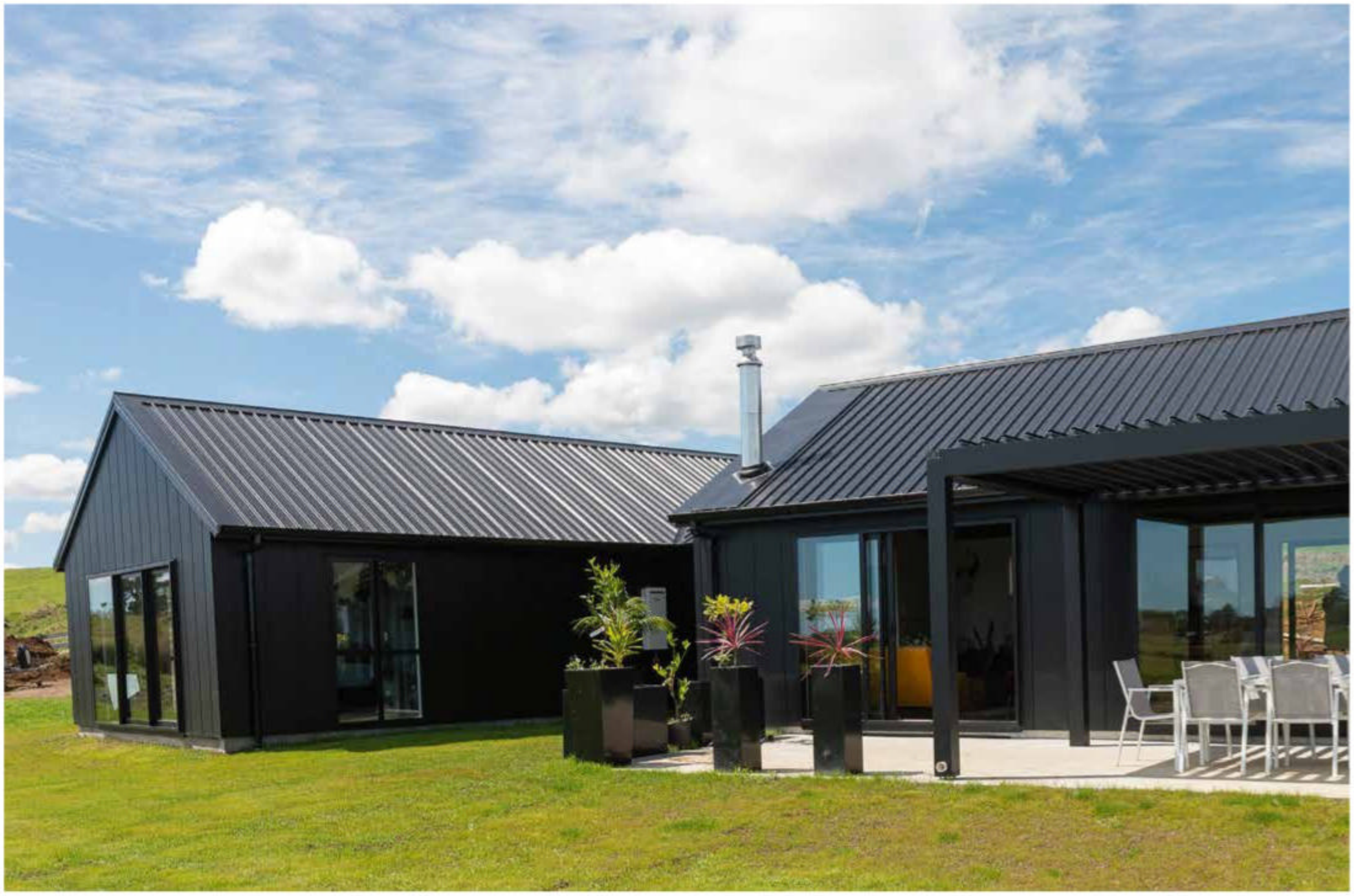
PERSONALITY PLUS
The comfortable leather Chesterfield-style sofas the family used to favour found a new home in the media room; the LED lighting was included as part of the build, but all the other light fixtures were sourced from overseas.

SMART THINKING
For a natural look on concrete floors, use Resene Concrete Wax. This will make the floors easier to clean.



“It’s our own little haven where all our prized possessions and memories reside.”

LUCY WILDMAN

That symmetry continues in the kitchen island, where the front of the island features the same plywood as the living/dining room wall. Both Lucy and Fran love to cook, so the generous work space and adjacent scullery mean they’re able to feed a crowd.

Pod living

Behind the kitchen is the media room, which is perfect for family movie nights. The third pod is the kids’ domain, containing Iggy and Frankie’s bedrooms, the music room and guest bathroom. An unused nook was converted into a homework space with two desks and can be closed off to hide clutter and school bags.

The music room at the far end of the space, which is equipped with a drum kit for Iggy, guitars for Fran and Frankie, and keyboards for Lucy, is a favourite with them all. “Every New Year’s Eve we have a talent show at our Coromandel bach with friends so we spend lots of time practising for that.”

The main bedroom, in the first pod, is Lucy and Fran’s sanctuary, with views over rolling hills and wandering livestock. Lucy sourced the striking wallpaper from UK company Hovia after falling in love with the wave-like imagery.

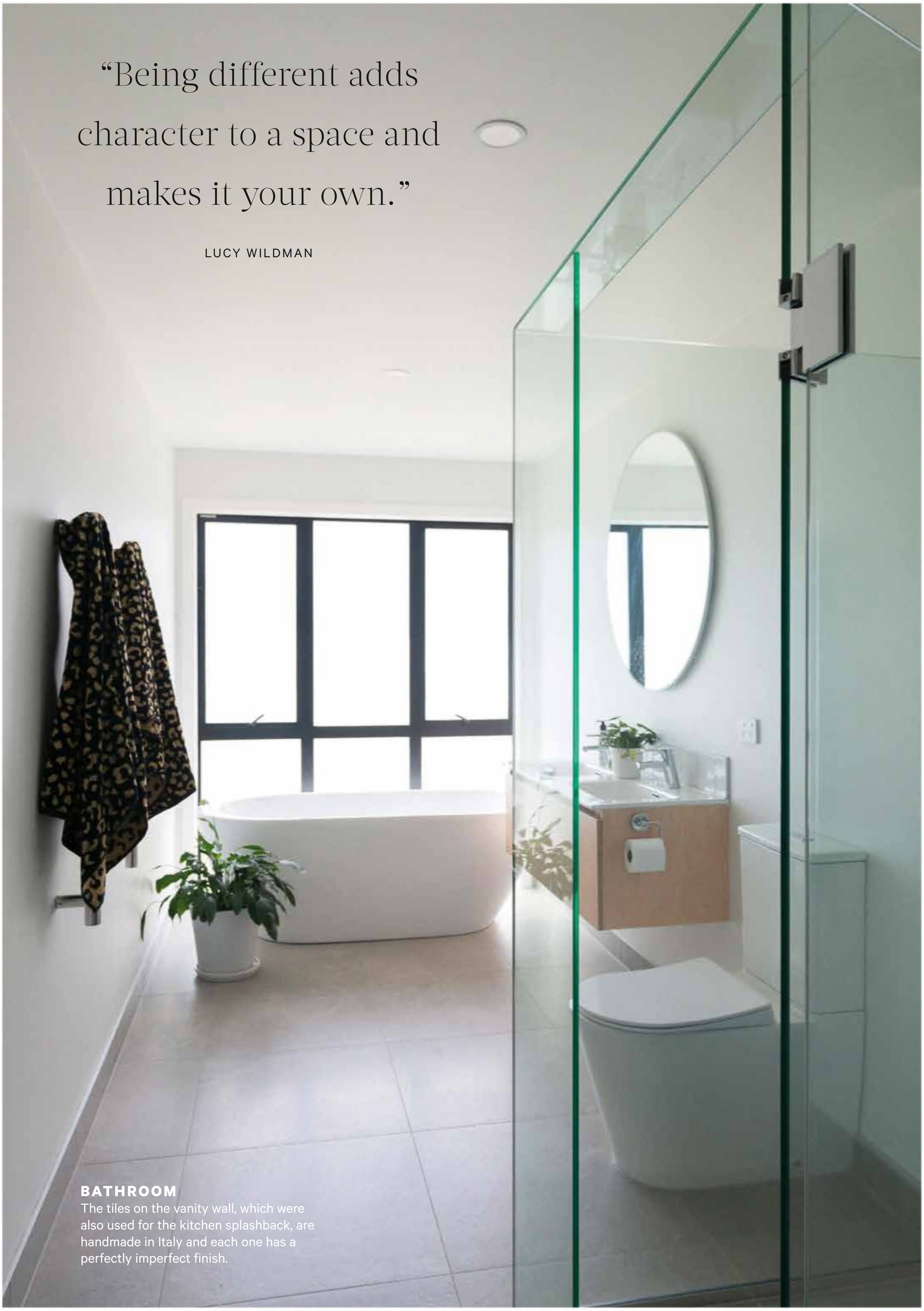
Dotted throughout the house are floating steel shelves from Made of Tomorrow, most of them crowded with the house plants Lucy loves.

Up next

Having moved into their home in late 2022 the couple have spent the past few months clearing banks and planting 1000 trees such as kōwhai, mānuka, pittosporum, akeake and lucerne to create privacy from the road. “We also want to add more of an entrance with a proper driveway.” The family say their first attempt at building has turned out so much better than they could ever have imagined.

“We absolutely adore this house. It’s not just a roof over our heads, it’s like our own little haven where all our prized possessions and memories reside, making it the perfect definition of home. We don’t plan on moving anytime soon.” ●

BLACK ON BLACK
The house exterior is painted in Resene Nero with Resene Ebony Black on the roof. The dark colours work as a perfect foil for the landscaping, which has included planting around 1000 trees to provide privacy from the road.



> “Being different adds character to a space and makes it your own.”
>
> LUCY WILDMAN

BATHROOM
The tiles on the vanity wall, which were also used for the kitchen splashback, are handmade in Italy and each one has a perfectly imperfect finish.

home truths

WHAT DID YOU SAVE ON?

Apart from the LED lighting, which was included with the build, we saved tonnes by sourcing all the lighting ourselves from overseas. The bonus is that we have lighting unique to our home, which totally works with the vibe of the house.

ANY SPLURGES?

Taking the risk and moving from leather Chesterfield-style sofas to the velvet mismatched furniture in the main pod was a risk and a splurge. One of those "I'm not sure if this is a good idea, but it feels right" kind of decisions.

LESSONS LEARNED?

Set expectations from the outset and be firm but persistent with your anticipated result. It's okay to ask contractors to come back and fix or remedy things that you don't feel good about. Ask your building company what each subcontractor is responsible for in terms of finished product and outcome so that your expectations are aligned with theirs.

Budget
$900,000 (fixed priced contract).

Best advice

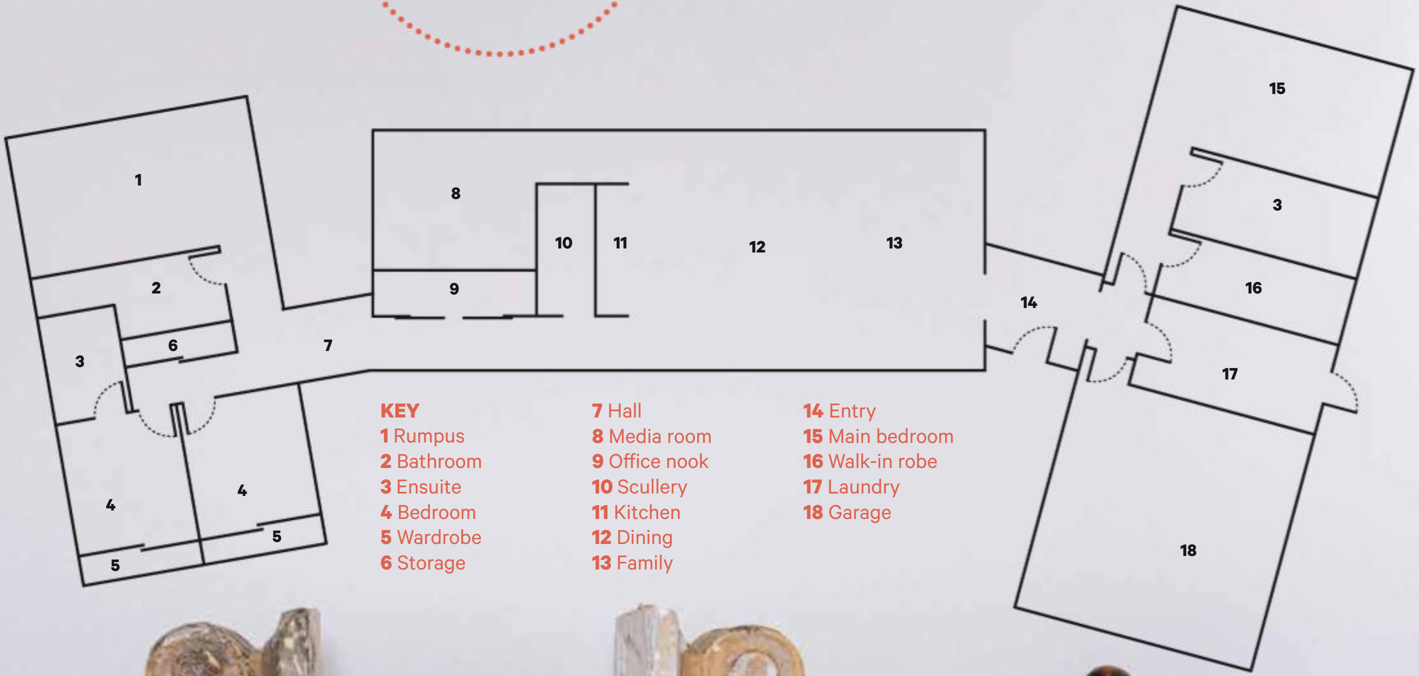
+ Don't be afraid to be bold, such as having a black ceiling or an unusual fireplace. It might seem a bit out of the box, but being different adds character to a space and makes it your own.

+ Add features that create depth and space to your home such as textured wall features/battens, ply on the wall, pendant lighting and art to individualise the space.

+ You can never have too many plants. Put them everywhere.

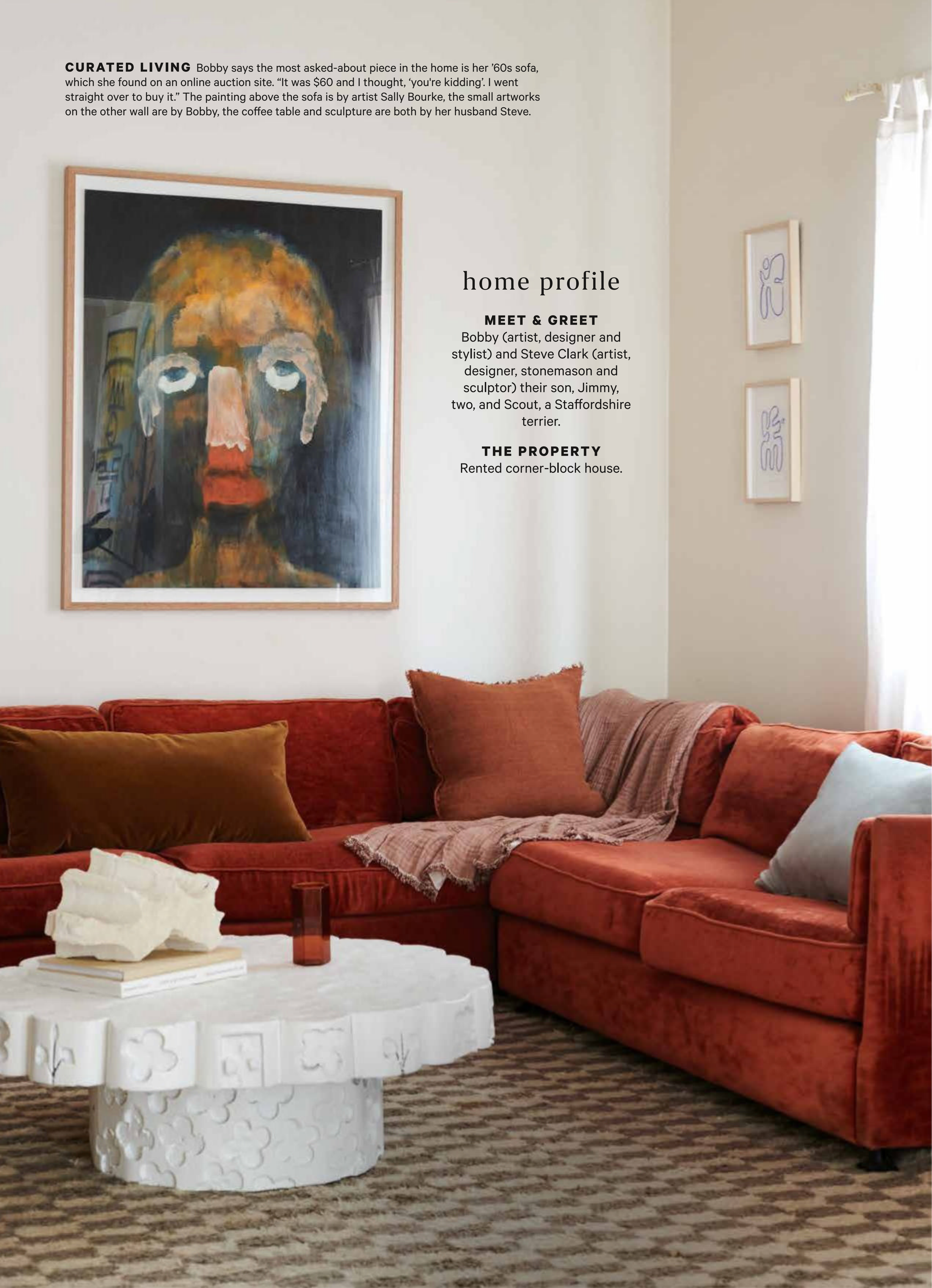
+ Don't feel bad about moving the kids' rooms away from your room. The three-pod layout of our home means that the kids have their space away from us, but we all convene in the middle for meals and hanging out.

+ Curtains and blinds are not a must-have. We don't have blinds or curtains in any of our rooms and we love the open airiness it brings. A bonus is waking up in the middle of the night and seeing the stars that would be blocked out with window furnishings, although this may not work in a suburban setting.



KEY
1 Rumpus
2 Bathroom
3 Ensuite
4 Bedroom
5 Wardrobe
6 Storage
7 Hall
8 Media room
9 Office nook
10 Scullery
11 Kitchen
12 Dining
13 Family
14 Entry
15 Main bedroom
16 Walk-in robe
17 Laundry
18 Garage

TESTIMONIES FOR THE CHURCH
SAINTS AND STRANGERS



CURATED LIVING Bobby says the most asked-about piece in the home is her '60s sofa, which she found on an online auction site. "It was $60 and I thought, 'you're kidding'. I went straight over to buy it." The painting above the sofa is by artist Sally Bourke, the small artworks on the other wall are by Bobby, the coffee table and sculpture are both by her husband Steve.

home profile

MEET & GREET

Bobby (artist, designer and stylist) and Steve Clark (artist, designer, stonemason and sculptor) their son, Jimmy, two, and Scout, a Staffordshire terrier.

THE PROPERTY

Rented corner-block house.

LIFE WITH ART

Renting is no obstacle for Steve and Bobby Clark who are using art, DIY skills and styling to revamp their home

HOME IS WHERE THE ART IS (opposite) The dining room is home to a large untitled mixed media artwork on concrete board created by Steve. The dining table and chairs were acquired through a creative swap with a vintage furniture store.

Steve and Bobby Clark don't just make art, they live creatively, too, and their home reflects their optimism and can-do mindset. There's never been an absolute master plan – they don't seem to need one.

"We really just get on with it," says Bobby, an artist and designer. "We make do and improve things." Her husband Steve owns sculpture and furniture studio denHolm. Originally from Scotland, the couple came to the Antipodes 12 years ago on a whim, fell in love with the city's artistic community and never left. "A year ticked on, and then another. We weren't ready to leave, so we just never did," says Bobby.

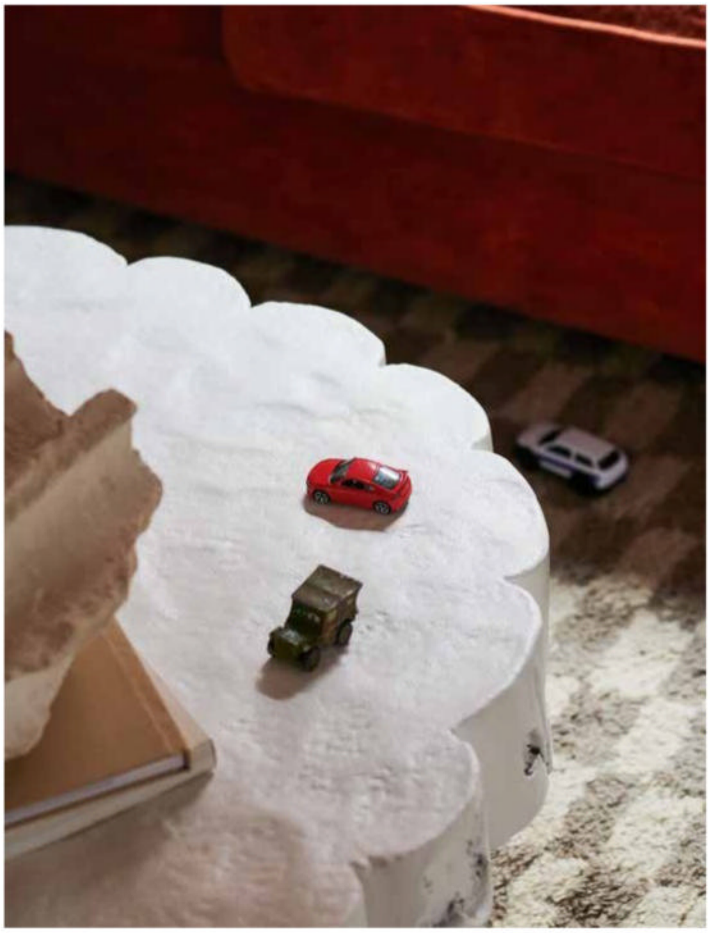
They've rented this corner-block house for six years now and have thoughtfully updated it with paintwork, furniture, art and styling. "It's very old – the kitchen is super old," says Bobby. "But we have the best landlord ever. She's fantastic. And because she likes my style, she has let us make changes. We've improved the feeling inside without touching the bones of the house."

Art at heart

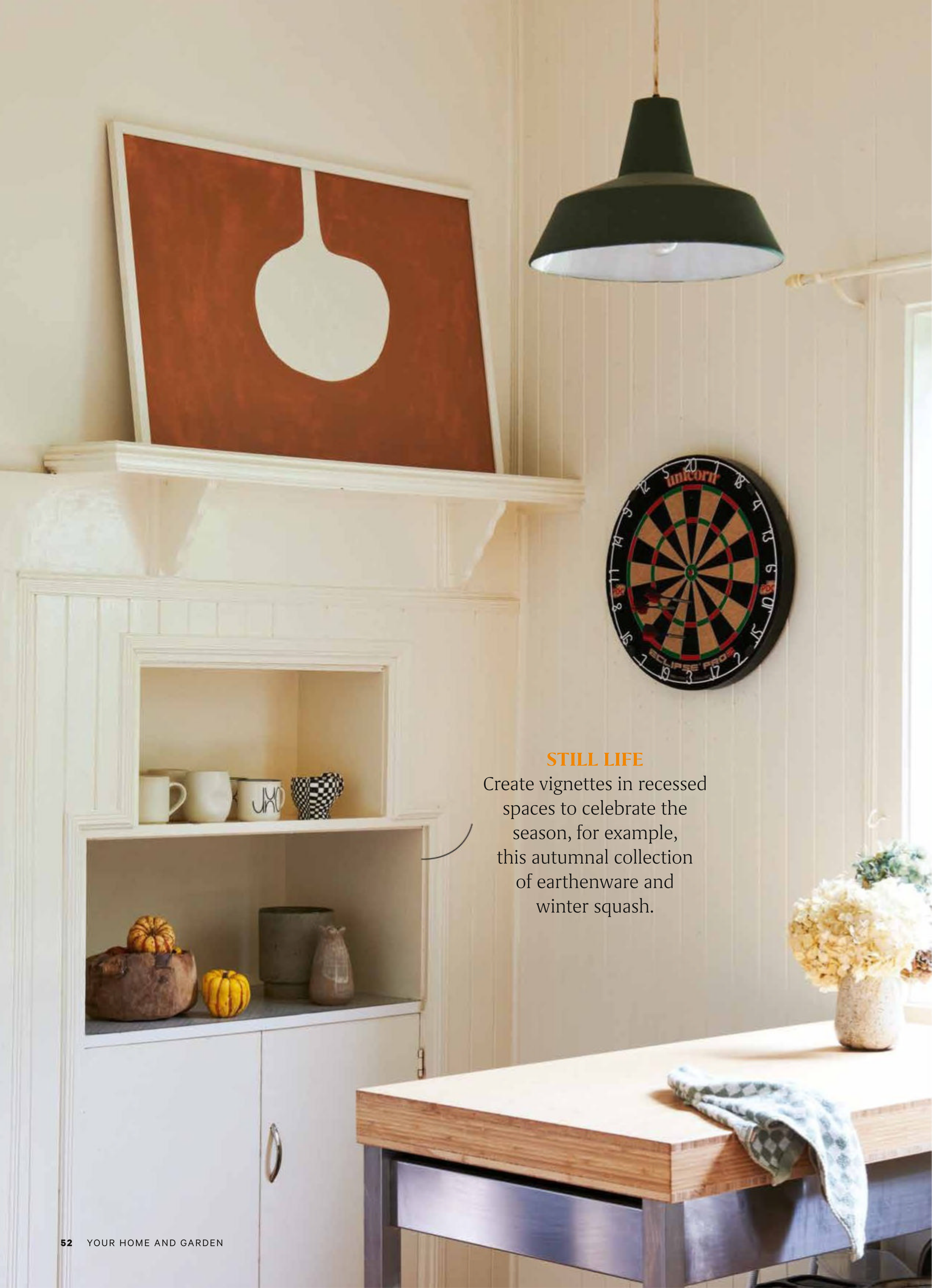
Paintings, sculptures, handmade furniture and textiles are all-important in the Clark residence. "Art can do so much," says Bobby. "A big painting instantly transforms a blank space." Her favourite pieces include a Carys Huws print from *Solange: An Ode To*, a performance/art event in New York that also featured Bobby's work, as well as a Sally Bourke painting in the lounge room and a custom handmade Moroccan rug. "I'm obsessed with it."

Kiddie impact

Of course, displaying important artworks isn't easy when you've got a toddler on the loose around the house. "There have definitely been some strawberries squashed into my rug, let me tell you," says Bobby. And a stone coffee table Steve made has had to be temporarily stored because it's an injury risk for their son, Jimmy. Bobby is laidback and upbeat about it: "We'll get the table back some day," she says. "Jimmy has also drawn on my TV cabinet. But actually, I love it. I'm going to put glass over it and keep it like that. I'm never going to tell him to stop being creative. He can draw on the furniture. But not on my art books."

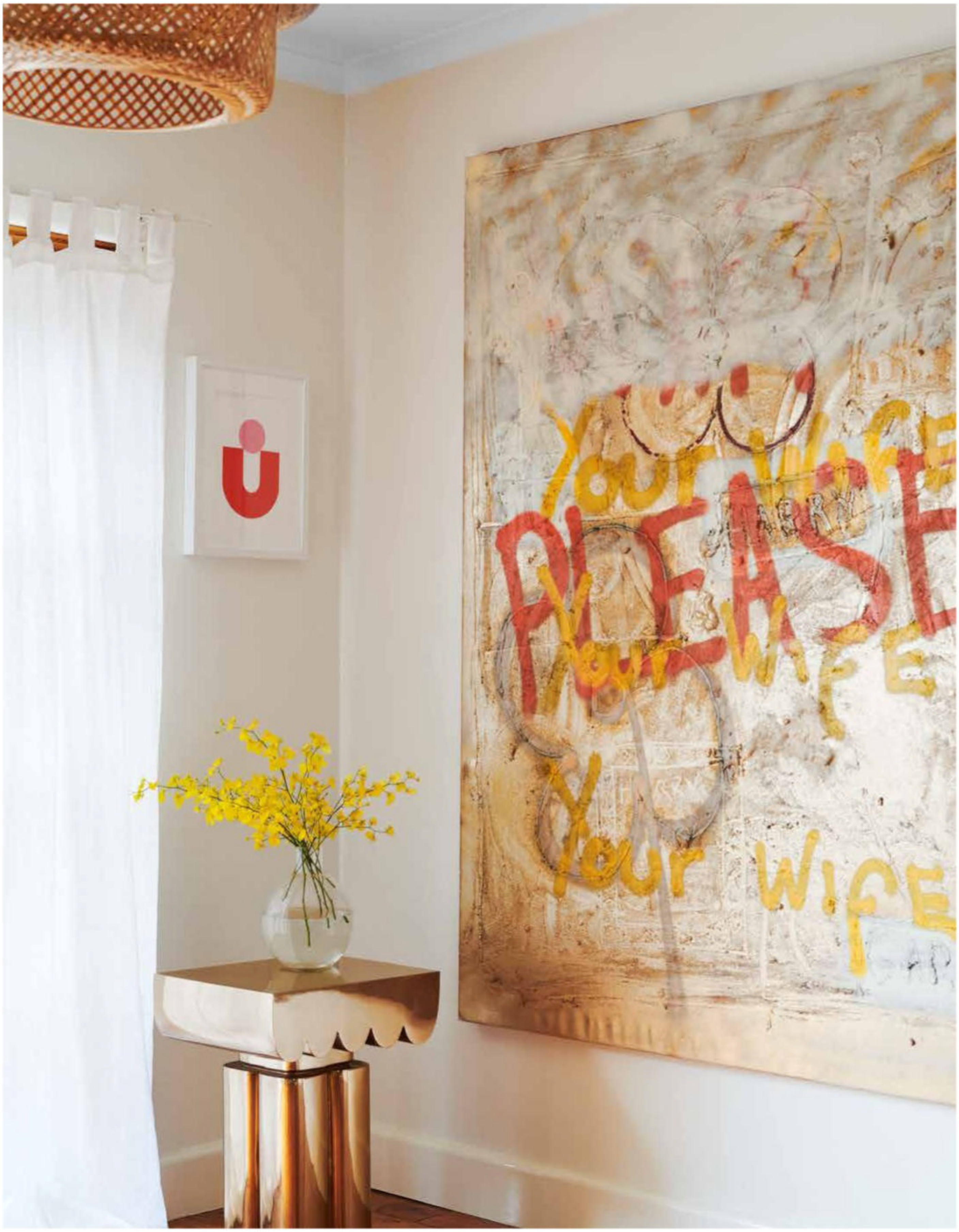


DISPLAY AND PLAY The cobalt blue vase came from American furniture and home decor company West Elm.



STILL LIFE

Create vignettes in recessed spaces to celebrate the season, for example, this autumnal collection of earthenware and winter squash.



TREASURE TROVE (opposite) The art on the shelf is by Bobby, who likes to collect handmade mugs. The vase on the butcher's block is by Amy Leeworthy and the industrial pendant light is from Ikea. The wall is painted Dulux Antique White. **INFLUENCE AND INSPIRATION** The side table and large artwork are by Steve and the small artwork is by Bobby. As they are artists as well as life partners, Bobby says she and Steve have separate creative projects but also collaborate and influence each other's works. "When it comes to art, I trust Steve and I value his opinion. Because he tells me the truth."

COLOURFUL LIFE The small artworks above the bed are by Bobby, the bedside table is by Steve, and the cushion is from Scandi design store, Norsu. On the table, the small artworks are by Bobby and the sculpture is by Steve. **BURNISHED BEAUTY** An untitled mixed media on canvas by Steve hangs above the bed. The double round side table is by Cenzo, the sculpture by Steve, and small artwork by Bobby. The bed linen is from Sheet Society and the L&M Home throw is from Norsu.

Future moves

Bobby and Steve plan to buy their own place eventually, but finding 'the one' may take a while. For now, they're happy to stay put and continue improving their rental. They have painted the toilet dark green and plan to give the bathroom a few coats of cornflower blue paint. Transforming the outdoor area is also on the agenda.

"I'm going to get banana palms and elephant's ears and make it a concrete jungle," says Bobby. There's always a new dream to fashion into reality. ●

> "Art can do so much. A big painting instantly transforms a blank space."
>
> BOBBY CLARK

TEXT AND PHOTOGRAPHY **ARE MEDIA SYNDICATION**

Bobby's style rules

1

Having a friendly relationship with your landlord is gold. They can enable home updates, or give you the green light to do some DIY.

2

Use art. Paintings instantly transform blank, boring spaces. Handmade rugs are absolutely worth the expense. And when you move house, they come with you.

3

Avoid trends and fast fads. Use a set colour palette to guide your buys. Be a magpie and keep your eyes peeled for treasures that other people just don't see.

GOOD FIT Renovating and modernising a heritage villa is a golden opportunity to create a kitchen that gives everything a designated space. Purposeful design is everyone's dream. For more of this reno turn to page 58.

RENOVATION

PHOTOGRAPHY ARE MEDIA SYNDICATION

68

How to house flip
Part one in a
five-part series.

72

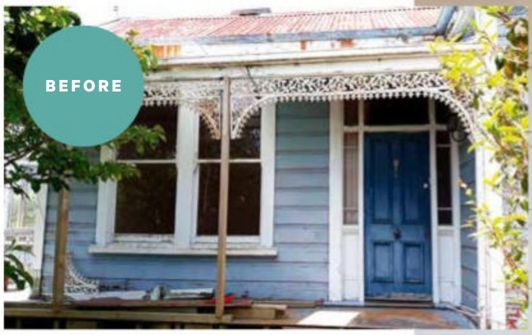
Reno home loans
Tips on financing
your alterations.

Love letters

Years of letter writing to own this Dunedin villa culminated in a labour of love renovation

Text **Caroline Moratti** Photography **Rachel Wybrow**

SUN SOAKED The Carpet Plus curtains help to diffuse the light from the north-facing dining room. Claire painted the exterior herself in Karen Walker Half Foggy Grey, with Karen Walker Blanched Pink on the door (opposite).



home profile

MEET & GREET
Claire Robinson (registered valuer/risk manager), Cameron McLellan (solutions analyst), Lyla, two, and Moss the retrodoodle.

THE PROPERTY
A circa 1905 renovated three-bedroom weatherboard villa in Dunedin.

For four years, while living in the leafy suburb of Dunedin's North East Valley, Claire Robinson wrote letters to the owner of the house down the road. She'd fallen in love with the villa, which although in need of some tender love and care, basked in all-day sun and enjoyed a sizeable section within walking distance to town and good schools.

But Claire's door knocks and letters went unanswered, and life carried on. Until, as luck would have it, within a week of moving back from Perth to the scarfie city, the family of the villa's previous owner reached out to see if she was still interested in the property. They'd found her letters while clearing out the vacant house — a serendipitous move as Claire had just settled in with her mum at the top of the steep street.

"I had no idea what condition the house was in as it wasn't visible from the street and behind a tall holly hedge," Claire admits. Neglected since the death of its owner, the house was far from habitable, particularly with a roof that had been leaking for years, but the very next day, Claire submitted an offer with an intention to restore the villa back to its original glory. "The builder had told me to demolish, but that was never the plan."

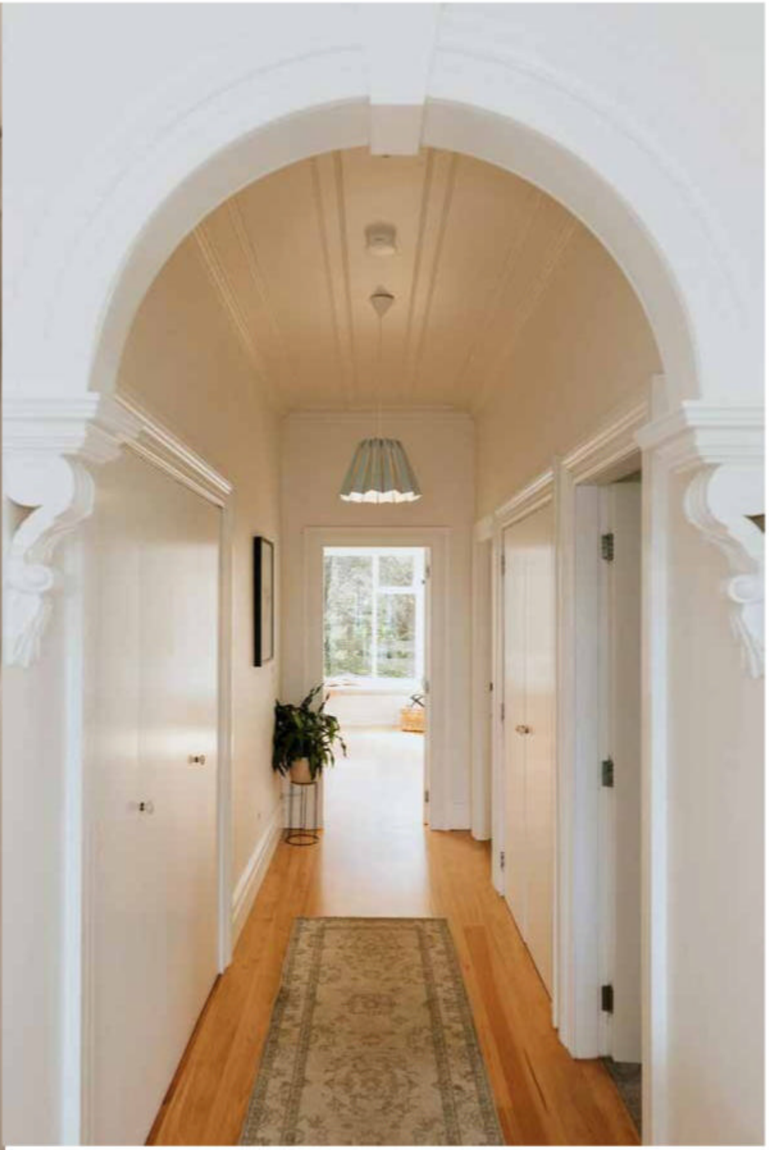
The renovations

A year of renovations began, a project that Claire could "get her teeth into" as she acclimatised back to life in Aotearoa. This wasn't her first renovation, with one house under her belt when she was only 20 years old, but it was her first on her own, with villas being more finicky than most. The walls were stripped back to their sarking, or in some cases removed altogether along with rotten floorboards. The sub-floors were

> “On one of our first dates, Cam helped paint the hallway and skirting boards.”

CLAIRE ROBINSON

BEST SEATS IN THE HOUSE
The dining table from Freedom is the perfect place to sit and look at the rolling hills of Dunedin. Acapulco chairs from Bunnings and an outdoor dining set from The Warehouse add to the scene.

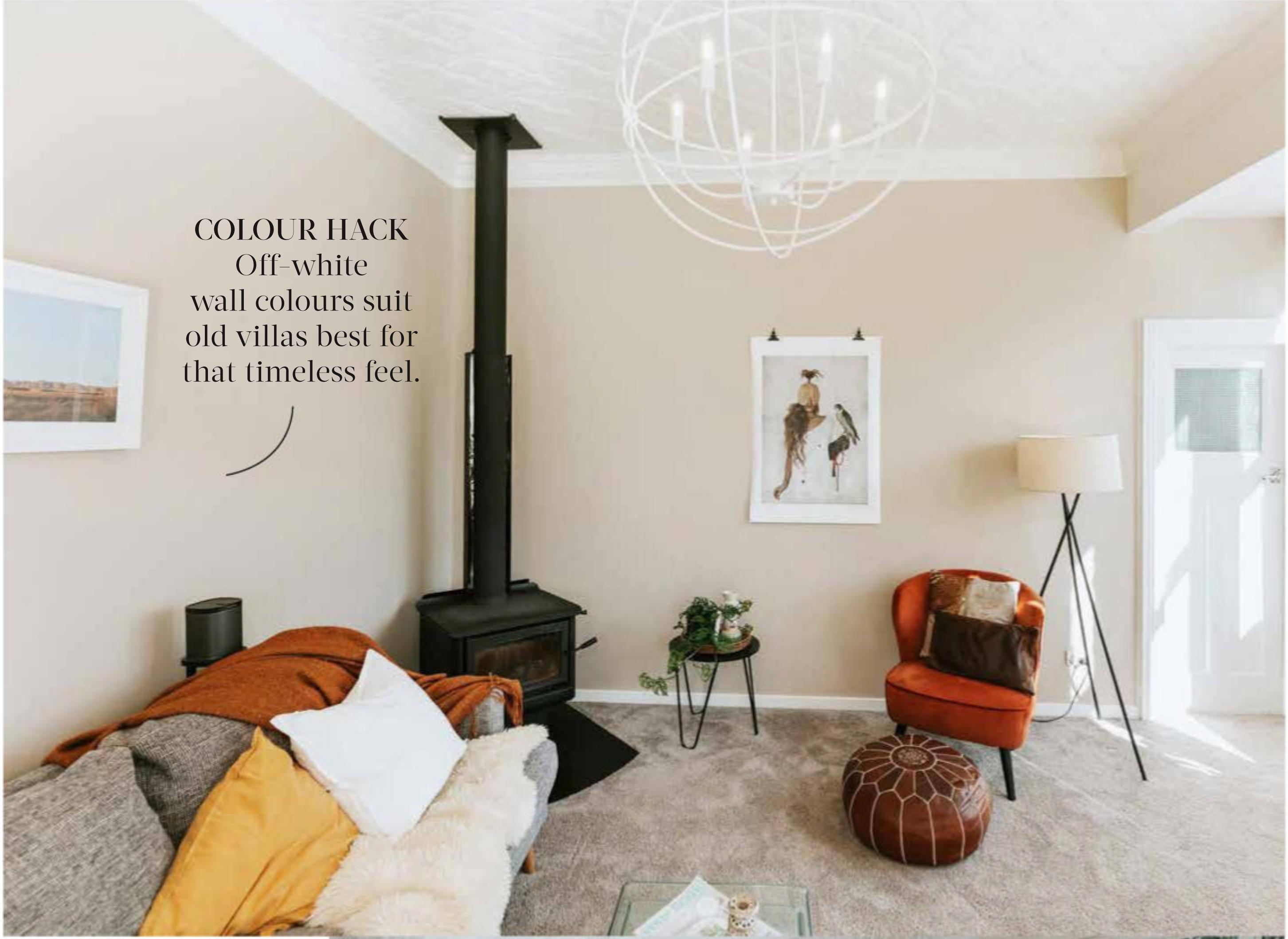


lifted to repile and raise the house a metre off the ground, creating 15 skips of rubbish.

When Claire returned to her day job, two builder friends, Keith Russell and Logan Turner, commenced work on the property. The pair would leave her a list of jobs to complete each night to save costs wherever possible, including insulating walls, fitting building paper, puttying windows and sanding and painting the exterior. “Most of the time I used YouTube and just gave it a go. Friends and family all pitched in to help when they could, which was so helpful and nice company,” Claire says.

Towards the end of the renovation, Claire was admitted to hospital and her mum’s partner, Pete, stepped in to assist with the internal painting “which I was extremely grateful for – and he did an excellent job”. It was during this time that Claire also met her partner, Cameron. “On one of our first dates, Cam helped paint the hallway and skirting boards,” she says.

An ensuite was added to a bedroom, and the dining area was extended to link the existing lounge and kitchen to form an open-plan space. The living area opens out to a north-facing deck, which soaks up the sun and floods the villa with warmth. When the overgrown holly hedge, which had originally prevented Claire from keeping an eye on her dream property, needed clearing of the overgrown section, a fundraiser was held by the Green Island Rugby Club to assist with the removal.



COLOUR HACK
Off-white
wall colours suit
old villas best for
that timeless feel.

KITCHEN & LIVING A grey sofa from Hunter Furniture and an orange armchair from Nood add a timeless touch to the family space. A print from Love Warriors completes the space. **OPPOSITE** Bar stools from Farmers sit perfectly under Mr Ralph pendant lights. Prime engineered stone benchtops contrast to upper cabinetry painted in Resene Half Dusted Blue.

Character features

The pressed tin ceiling in the lounge was in surprisingly good condition, one of only two original ceilings that could be saved due to water damage. The feature has become a favourite of the family, with a ceiling chandelier that was specially selected from Mr Ralph to complement the white of the tin. The filigree on the veranda was also still intact, adding to the charm of the exterior. Outside, the house was painted in Karen Walker Half Foggy Grey with Karen Walker Blanched Pink on the front door to maintain a contemporary classic feel from the get-go.

"The skirting boards, cornices, bedroom and hallway ceilings were all run to match the original profiles and floors replaced with kauri to match the original profile," Claire says. The original timber flooring was riddled with borer, although Claire admits that the kauri floors are soft and are easily scratched.

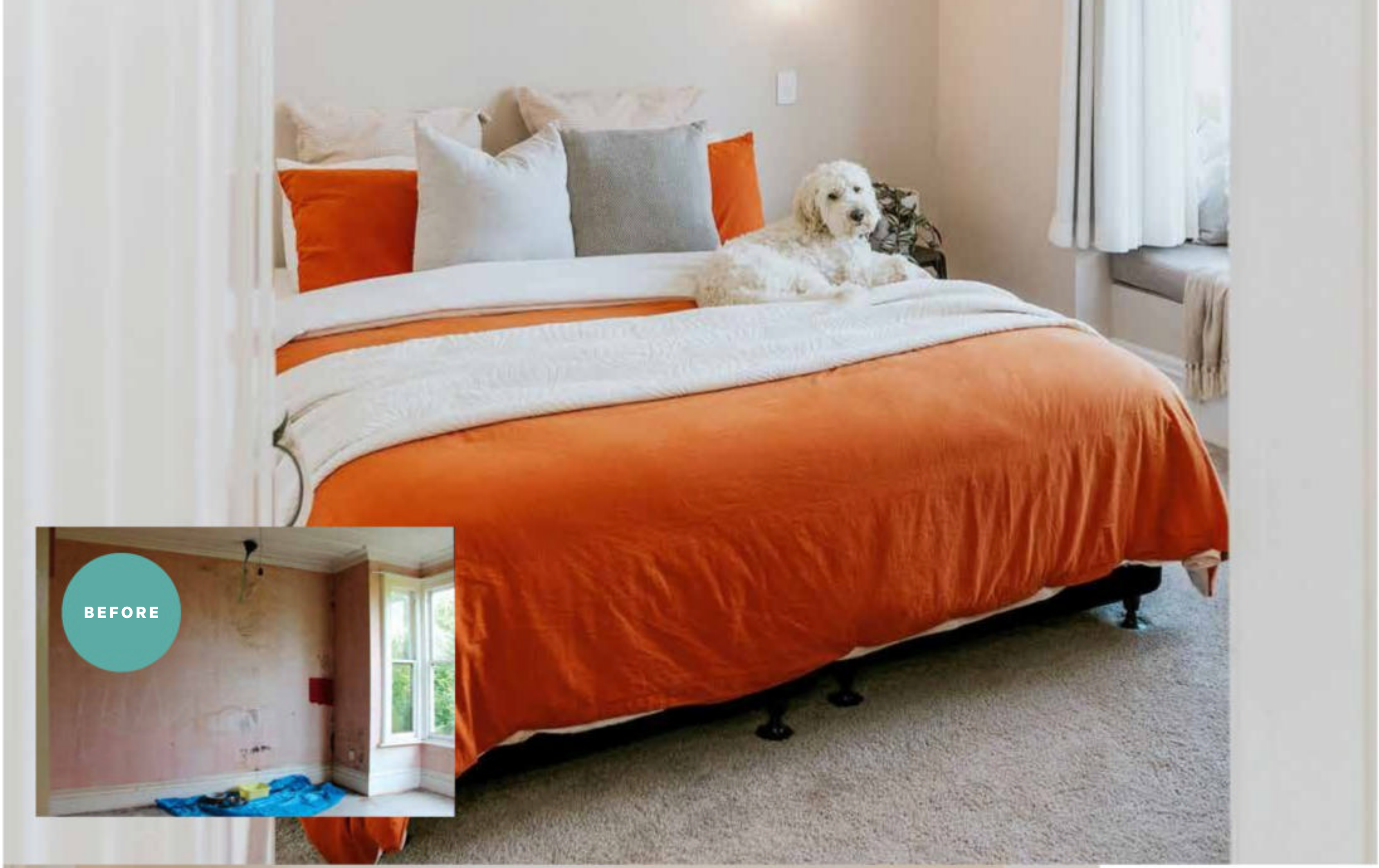
Eye for interiors

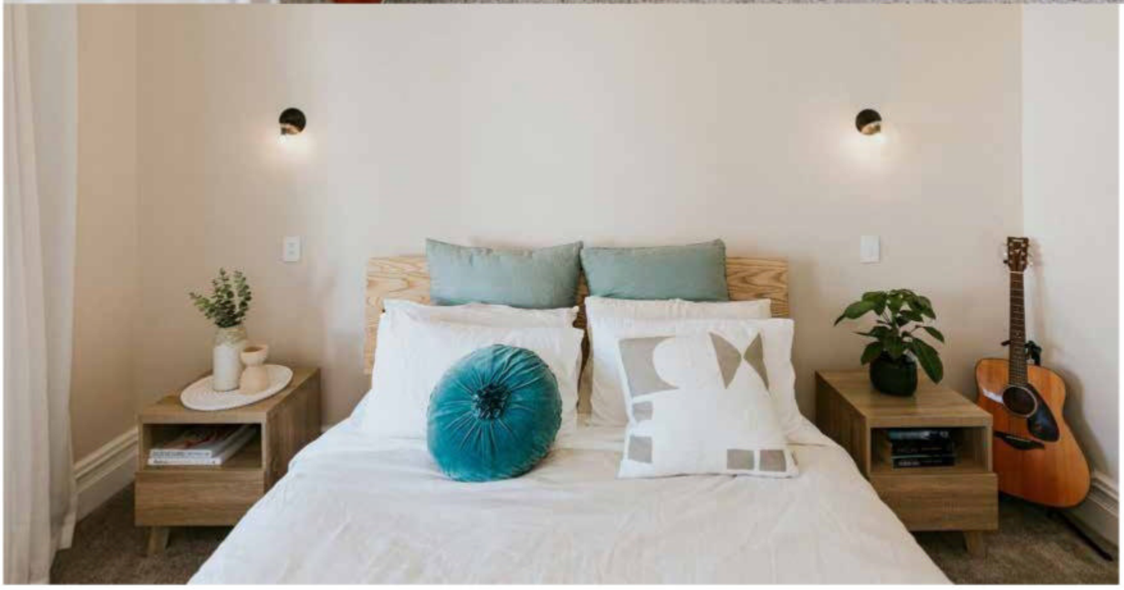
Despite her vision for the renovation being laser-focused, Claire struggled with the decor and decorating side of things. "A weakness I recognised early on was that I didn't enjoy the interior design aspect and found this extremely stressful with so many decisions required." A friend introduced Claire to interior designer Nikita Hau who was given a clean slate to choose colours, furnishings, and

BEFORE

What are your top tips for interior lovers?

- Engage an interior designer at the start of the planning/design process, along with the draughtsman or architect.
- Select as many items and make as many decisions as possible at the start of the renovation to avoid delays.
- Be open to finding or researching alternate building materials that have the same desired outcome or look you're after, but fit more within your budget.
- Obtain a valuation on an 'as if complete' basis to avoid overcapitalisation.





COSY ON UP (above) The main bedroom is decked out in Domani bedding, with bedside lights from Mr Ralph. The bed is by Ecosa. Lyla's bedroom (top right) is adorned with a Farmers bed and a print from Maiko Nagao. "Lyla loves her bedroom, it's warm, cosy and she loves to read in there," says Claire. **OPPOSITE** The polished concrete basin in the bathroom is from Flowing Stone Concrete and the vanity was made by Blackmore Design using blackbutt timber.

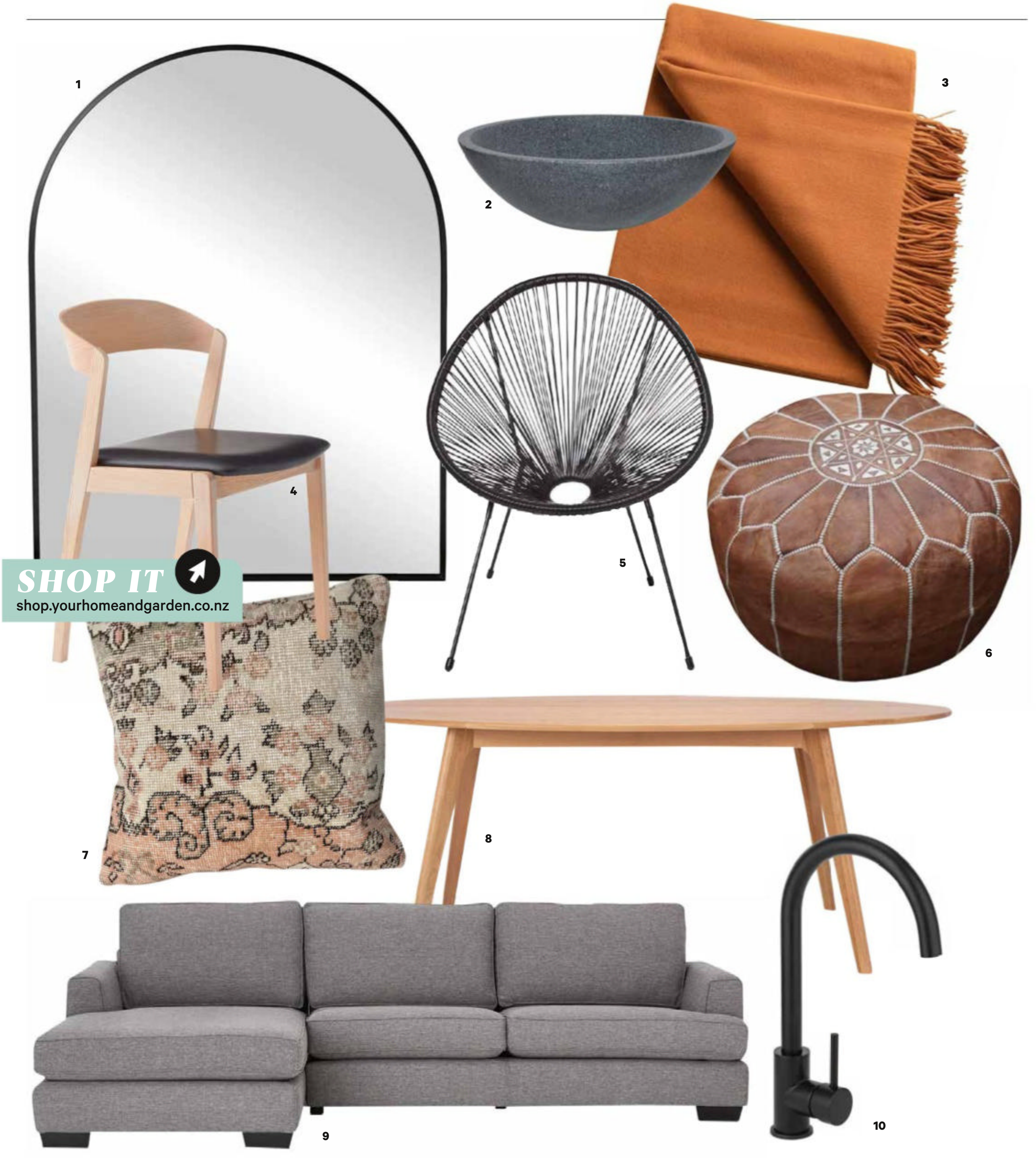
fittings for the home. "Nikita was excellent and understood I was on a tight budget. A lot of the costs were unknown and not able to be budgeted, so she balanced saving and splurging. I tried to spend more of the budget on areas such as the kitchen, bathrooms and floor coverings, and less on items that were easily replaceable," she says. Claire's only request was that the walls incorporated earthy, timeless colours, rather than being all-white, which led to each room being a slightly different shade.

Where possible, Claire likes to support local and smaller suppliers. "I love natural materials that are timeless and of a simple design," she says. Her home ethos is that everything must be functional and practical, a mentality that is echoed in the durable, high-quality interiors throughout the villa, from the luxurious bathrooms to the cosy bedrooms.

The completed home, with its charming blue kitchen and large bifold windows, works well for the young family. Claire and Cam have been happily living here for the past three years, although they admit they'll need to either build a garage or create storage in the ceiling in the coming years. The pair also have another project out in the beach suburb of Brighton, which will involve a learning curve of how to subdivide a section. But for now, they're content to enjoy the sun from the many window seats of the villa, perfect for a book or a glass of wine over the sweeping Ōtepoti hills. "We are very fortunate to live in a sunny, warm house where beautiful character features were able to be restored," Claire says. ●

Shop their style

Contemporary classics are made cosy in this stunning Ōtepoti villa



SHOP IT
shop.yourhomeandgarden.co.nz

1 Ovale **mirror**, $229, from Early Settler. **2** Adria stone basin **sink**, $417.90, from Abi Interiors. **3** Cashmere merino **throw**, $245, from shop.yourhomeandgarden.co.nz **4** #825 **dining chair**, $1418, from shop.yourhomeandgarden.co.nz **5** Living & Co Acapulco **chair**, $29.97, from The Warehouse. **6** Moroccan leather **pouf**, $160, from Marigold and Amber. **7** Oushak vintage **cushion**, $120, from shop.yourhomeandgarden.co.nz **8** Copenhagen oval **dining table**, $2379, from Madisons. **9** Luca Max 2.5 seater **sofa** with chaise, $4999 from Farmers. **10** Elysian kitchen **mixer**, $252.90, from Abi Interiors.

home truths

WHAT AREAS OF YOUR HOME DID YOU SAVE ON?

By completing as much of the labour as we could, including painting and window furnishings as these could be replaced at a later date. We ran out of funds for landscaping, so this has been a three-year project that is ongoing, with Cam completing most of this.

SPLURGE ON? We splurged on good lighting, the kitchen, bathrooms, floor coverings and running character profile skirting, cornices and ceiling battens to match the original profiles.

BEST LESSONS LEARNED?

Create storage wherever possible. I thought that double wardrobes in each bedroom and a linen cupboard would create enough storage, but you can always do with more. Don't listen to everyone's opinions, just go with your gut feeling – and if someone can't do what you want, look for other suppliers. Get multiple quotes for larger cost items as these can vary significantly.

WHAT WOULD YOU NEVER DO AGAIN? Have kauri floorboards. I wanted to keep the original timber flooring, although it was borer ridden, so I replaced it with the same timber and profile run to match. However, it's soft and scratches easily.

ANY RENOVATION OR DIY DISASTERS? Getting the digger off a trailer.

WHAT'S ONE THING YOU WOULD CHANGE ABOUT YOUR HOME IF YOU COULD?

Put storage in the ceiling with drop-down stairs while the roof was off. We have since had a ventilation system installed and it removed any condensation in the house immediately.

WHAT'S THE MOST MEMORABLE EXPERIENCE YOU'VE HAD IN YOUR HOME? A housewarming party to thank everyone who helped with the renovation, and having Lyla and Cam enjoy the home.

SOLD
PH: 031596765

PART 1

OF A FIVE-PART SPECIAL SERIES ABOUT HOUSE FLIPPING

Have you ever been tempted to put your DIY skills and talent for interior decorating to good use and flip a house? Is it really money for nothing, or is it a lot harder than it appears? Our five-part series starts here. Over the next five months we find out about investing in the right house, the top priorities, the finishing touches and how to market it. This month we look at the advantages to house flipping and how to finance it.

The *flip* SIDE

How hard can it be? We've all heard of people buying a home in need of some TLC at the right price, renovating it to a suitable standard before selling it three or six months later for a tidy profit. Is it still doable?

Text **Catherine Steel**

Well, it is, and people are taking these projects on. So far this year, across New Zealand, 0.9 percent of sales made were held for less than six months. In 2022 it was 1.0 percent, while in 2021, it was 1.8 percent. Those who made a profit in the first quarter of 2023 had a median gain of $305,000.

While this quick profit might sound easy, there is no guarantee of this, and there's more to a successful house flip than you may realise.

Why consider a house flip?

Whether you already own a home but want to buy another as a project with the plan to sell it for a profit, or you want to do up your existing house, then sell it, is it worth the hard work?

Christchurch resident Ami Muir believes it is. Now onto her 14th house flip, she and her partner, Cain, purchased homes, living in them while renovating, repeating the process a few times. "Then we had kids and used the equity we'd built up to do another house flip without living in it."

Ami, who details her journey on her Instagram account @mypropertydiary recommends house flipping to get financially ahead with only a part-time commitment. "As a mum, I could bring my baby to meetings and it didn't stop me from being involved in home life. Plus, I could still earn some money. I enjoy renovating, making something better than it is."

Ami initially thought house flipping didn't look financially rewarding, but she soon changed her mind. "The catalyst was when I assumed I couldn't make money doing up a house and on-selling it. After analysing deals, I couldn't see how to make a profit," Ami says. "But then I decided if I could break even, it would be a positive because I could learn along the way. With our first flip, we learned so much."

She bought a Christchurch property for $346,000 and sold it for $439,000 after spending $13,080 on an agent, $2073 on a solicitor, $1722 on holding tax and $25,115 on the renovation work. "The only way to learn is to do it. You speak with people and gradually build good contacts. It's fun. I love it."

Tyge Dellar, owner of Demo to Reno in Auckland, has flipped 12 houses and believes buyers don't need DIY experience to undertake the process. They do need a broad idea of renovation, though. "You can get sub-contractors to do the work for you, of course, but you need a basic understanding of the process. You can ultimately project manage it yourself."

The obvious reason to house flip is to make a profit quickly. Ilse Wolf, director of Opes Partners, says that potential financial gain is the drawcard for all the hard work.

"Compare this with how long it takes someone in a 9-5 job to make those savings – that's the appeal of flipping," she says. "You might buy it for $400,000, spend $60,000 on reno, then revalue at $600,000. So, you could hold and rent it out, but if your goal is to build up cash, you might decide it works to put it on the market and make a $140,000 net profit. Buying, renovating and getting it back on the market to sell, usually, that person would be trying to complete the reno in three months. If you could make $100,000 every three months, you'd build up money quickly if you do it several times."

How can you know if you'll make a profit?

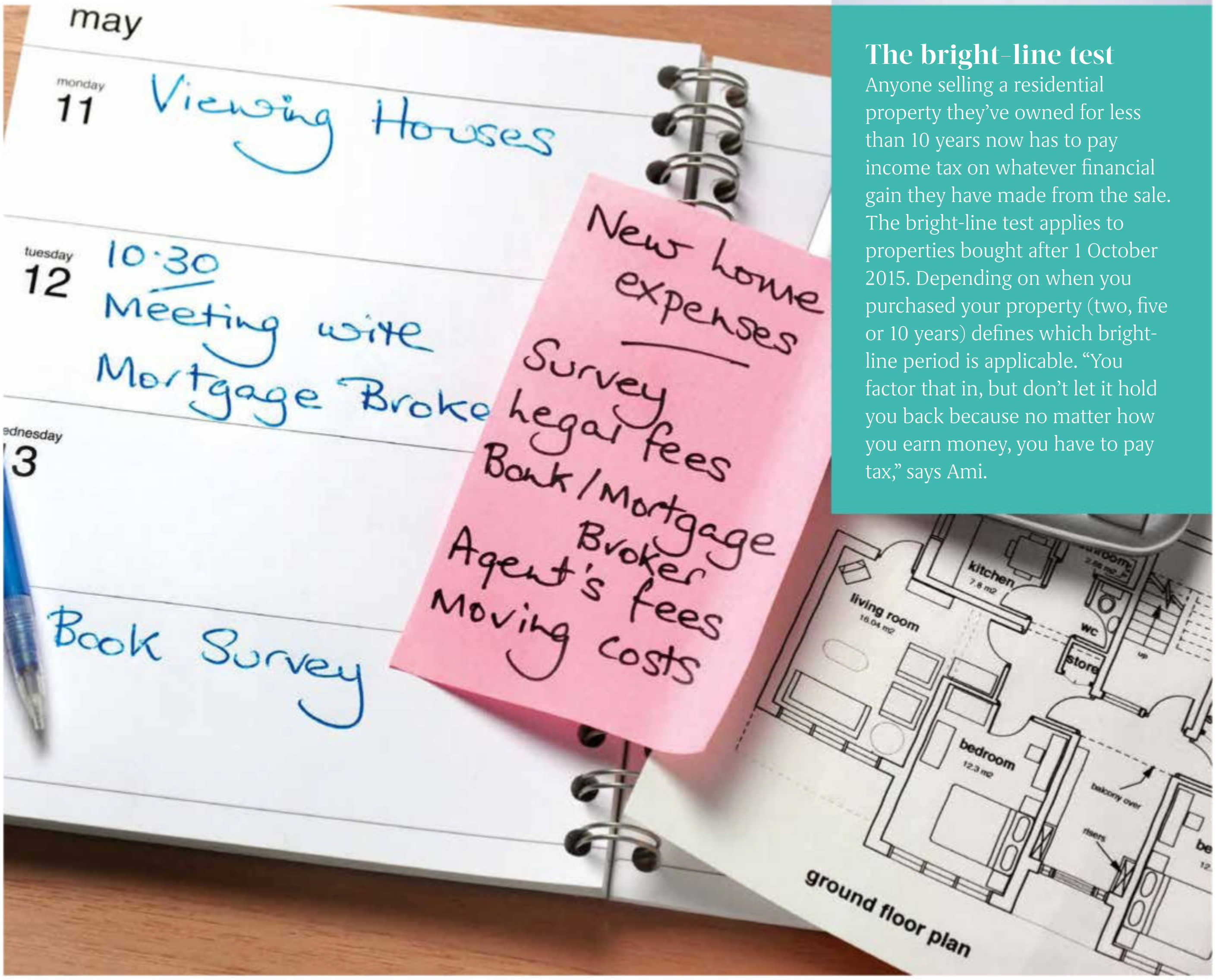
Although Tyge isn't undertaking any house flips this year due to the market status, he has flipped 12 houses in the past nine years. By then he'd come up with a formula to help him meet his financial targets. "When we started, my formula was accurate – spend $100,000 on renovations and make $100,000 profit. This formula proved itself accurate on properties under $1,000,000. The turnaround was quick – about six weeks. If you were to buy in a high market, and it dips suddenly, then you'll lose."

"You need to spend 90 percent of the time analysing the market and understanding what things are selling for, who is buying what at that time; and if are they first home buyers or downsizers. You want to focus on the market with the most people in it at that time."

Ami recommends making a move to buy when there is as little competition as possible. "It might take 10 offers on 10 properties to get one that sticks," she says. "You make money when you buy, so you need to buy well in order to make money at the other end. You want a property nobody else wants, which is either too much work for others or you've seen something in it they haven't. Buy under market value, add value with a renovation and get an understanding of the market right down to the street you are operating in."

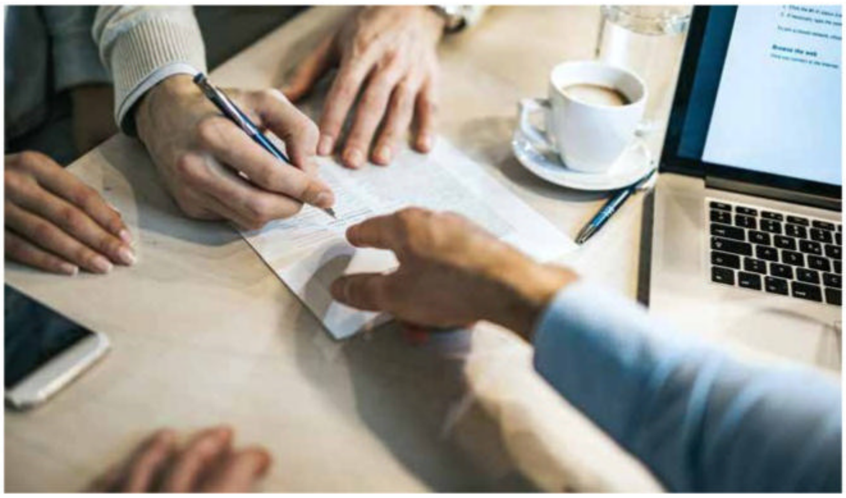
Ilse says the most crucial factor in doing a flip is knowing what the market will pay after you've done the renovation. "The most crucial factor is to track local sales for three to six months, find out how much each house sold for, how many bedrooms and bathrooms it had, and in what condition. You're then aware when you go to market in that spot. It's a calculation of if I renovate to a standard I know it will be based on comparables (properties with similar characteristics) in the past few months. To get a house to the value of $600,000, knowing I need to spend $60,000 and that I want to make $140,000, my buy price is $400,000.

The best time for flipping is in the next growth phase – if someone tracked sales now and was on top of data, knowing what each house was going for, they'd be well equipped to go into the growth phase. As well as the value you add through renovation, if the market carries you up, that's an extra value buffer that will add to the profit. This gives more availability to overspend without it being detrimental to your profit margin.



The bright-line test

Anyone selling a residential property they've owned for less than 10 years now has to pay income tax on whatever financial gain they have made from the sale. The bright-line test applies to properties bought after 1 October 2015. Depending on when you purchased your property (two, five or 10 years) defines which bright-line period is applicable. "You factor that in, but don't let it hold you back because no matter how you earn money, you have to pay tax," says Ami.



Who to approach for a mortgage?

Banks tend to offer a range of mortgage choices, the variables being interest rates – which are usually at the low end – fees and repayment terms. They also may provide you with incentives such as a cash-back deal. They may be less inclined to lend to you if it's short-term for a flip. Also, you're entering one conversation for approval, and if you don't fit their criteria for a mortgage, you're still at square one.

Mortgage brokers work between the person borrowing the money and the bank or mortgage provider. Brokers know about different lending relationships, policies, and interest rates and can devise a suitable mortgage for an individual's situation, researching and comparing various options to save you time. A broker can package your application, so it appeals to the right lender. Loan Market mortgage adviser Emma Boyd says you may need to pay a service fee for this type of lending. "It will depend on your personal situation such as if your loan is short term or long term, and what it's lent against. This is because an adviser is normally paid a commission by the bank. However, this commission would be clawed back if the loan is repaid within a certain amount of time, i.e. a couple of years. When a loan is for a house flip, it will normally be short-term, hence commission would claw back. There could also be a fee charged from the lender, depending again on who it is, if it's long term or short term and what it's lent against," she says.

Private non-bank lenders are organisations you might talk to you if you cannot meet your bank's lending criteria. They tend to offer higher interest rates and higher fees for short-term finance as they know they won't make much interest in a short space of time.

What types of mortgages do house flippers typically take?

House flippers generally aim for conventional bank mortgages on a floating rate that are interest-only to keep funding costs low. "The goal isn't to pay down the principal debt like owner-occupiers who would be repaying both the principal and interest," says Emma.

Is the process different to getting a mortgage for your own home?

The process to apply for a home loan, and the paperwork and information required, is the same whether a customer is purchasing their own home or an investment property, says BNZ external communications consultant Will Edmonds. "The key difference is the deposit required. Investors require a larger deposit versus 20 percent or less for customers purchasing their own home," says Will. This is more like a 35 percent deposit for a house.

"Ensure you have some cash/equity to put in toward your new property for the deposit plus the renovation cost. You also may need to factor in GST depending on your accountant's advice. The rules have recently changed and you now only need a 35 percent deposit rather than 40 percent if buying a house as an investment property. The criteria will depend on your personal situation so it's best to seek advice from your adviser."

What will the mortgage provider need from you?

You'll need to provide the same information as you would with any loan, such as proof of income and equity, bank statements, identification and confirmation of existing debts.

How can I present myself in the best light to a lender?

"If you are planning a property trade/flip you need to know your numbers, how long the work will take, how much it will cost and what the holding and funding costs will be," Emma says. "Seek your accountant's advice to confirm what entity will own the property and borrow the funds, for example, the person's name, company etc and will these entities be GST registered? What is your plan to manage the flip if you are working; who will do the work on the house and what experience do you have? An adviser can assess your personal situation and advise on your options." ●

Look out for Part 2 in next month's August issue, in which we reveal what you need to look for in a house. Serious house flippers tell us their non-negotiables.

JEN JONES
Renovations expert

Right on the money

How to finance your renovation when interest rates are soaring

Renovating your home at any time can be stressful, let alone when you throw rising interest rates into the mix Some homeowners will simply hold off until the official cash rate stabilises, but if you're one of the homeowners keen to push ahead regardless, keep these tips in mind.

How is a renovation financed?

If you don't have enough cash in the bank for your reno and are opting to lend from a bank as opposed to a non-bank or second-tier lender you will need to apply for what is termed a construction loan.

What exactly is a construction loan?

It's a lump sum that's approved by your bank for the purposes of funding your renovation project. While the full lending facility will most likely be visible in your online banking, you will only be able to draw down on it as and when your bank approves invoices for payment. The benefit of this is that you're only ever paying interest on the sum you've spent and not the whole amount – especially considering this is usually charged at a floating interest rate. Sometimes you can fix the first half once spent, then the second half upon completion, but that depends on your bank.

How do you obtain a construction loan?

Whether you're working directly with your bank, or via a mortgage advisor, both will generally want to see a breakdown of anticipated costs and a copy of your builder's quote prior to confirming finance and, on occasion, the builder's contract also. As you submit invoices during construction, they will likely be ticking off the scope quoted versus invoiced to ensure the two align and you're not at risk of budget blowouts.

Knowing how much to borrow

When it comes to setting a budget for your renovation, the best thing you can do is actually start by finding out how much money your bank will lend you. Often homeowners get right the way through design, consent and quoting before even mentioning the project to their bank or mortgage advisor, then when they aren't able to borrow enough to cover the quote, they have to go through a redesign process. This can be especially hard for homeowners when they've already bought into a design and subsequently have to pare it back.

To avoid this, find out what you can borrow first, then subtract 20 percent for contingency and work with the balance figure. Remember that design and consent easily takes up another 15-20 percent, which means only 60-65 percent of what you can borrow should be allocated to the actual construction.

Value today versus value tomorrow

Once you're through the design and consenting process, if your bank hasn't approved enough for the cost of construction (including a contingency), then one of the ways you can challenge this is by obtaining a current registered valuation for the house as well as an estimated value of what it would be worth if your proposed renovations were completed today. The difference between these values is the anticipated value added from the renovation.

Hopefully it exceeds the cost of your proposed works as that means you can expect some capital value unless the market goes backwards during construction. The moral of the story is be prepared. Proper renovation planning is critical to preventing budget blowouts on renovations projects anyway, but it's also critical to your refinancing process as without a detailed budget and comprehensive drawings, your bank either isn't going to lend to you or they're going to account for the risk by limiting what you can borrow. The best place to start if you're thinking of doing a renovation is to find a mortgage adviser. ●

Jen is not a financial adviser. For custom advice contact a mortgage adviser.

Jen@nineyardsconsulting.co.nz
@renovatewithjenjones

CURTAIN RAISER A window without a curtain or blind is a lost opportunity to really fiinish a space. For the latest on window treatments, turn to page 94 for the lowdown.

MAKEOVER

PHOTOGRAPHY **ARE MEDIA SYNDICATION**

76
Living the fairytale
An old cottage was the stuff of dreams.

88
Soft focus
Trend alert! Add comfort and drama to your home.

WHAT'S THE STORY?

Where others might have seen a ramshackle abode, homeowner Bella O'Mahony saw the fairytale cottage of her wildest dreams for herself, her husband Rory and daughter Dusty-Rose. Rather fittingly, the house was named "Wildwood" by a previous owner.

The cottage as it originally looked.

LIVING THE FAIRYTALE

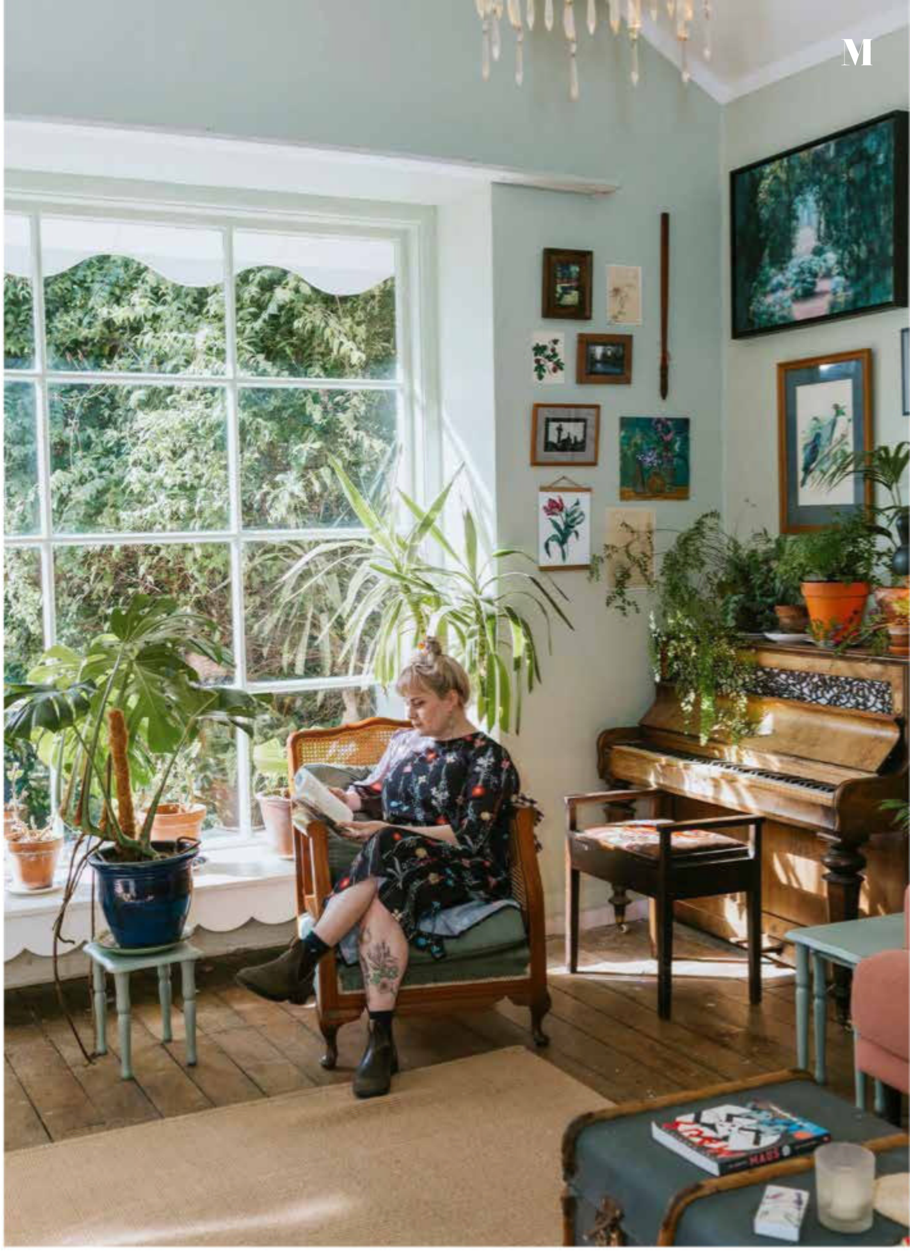
An abandoned cottage in Dunedin was this family's dream come true

Text **Debbie Harrison** Photography **Rachel Wybrow**

home profile

MEET & GREET
Rory (framing and truss detailer) and Bella O'Mahony, (artist), their daughter Dusty-Rose, five, dog Clover, cat Hecate and canary Sosuke.

THE PROPERTY
Two-bedroom historical cottage in central Dunedin.



When people recount their first impression of the do-up they've bought, it often involves a wrinkled nose and distasteful expression. It's usually only through their exceptional visualisation skills and positive mindset that they can see the potential. That was not the case for Bella O'Mahony and husband Rory, however. Where others might have discounted the Dunedin abode in its ramshackle state, all Bella saw was perfection.

"It was this adorable, abandoned fairytale cottage of my wildest dreams. This long, magical path led to a secret hideaway in the middle of central Dunedin and I fell head over heels," Bella laughs. "It felt like a cottage from another time and place; something I didn't know could be found in New Zealand. Sure, there was a lot of work needed, which might have put others off, but I would've happily lived in it as it fell down around me because I'm a very impractical, hopeless romantic. Luckily I have an extremely practical and sensible husband who wouldn't allow that to happen."

The cottage certainly had its share of fairytale details, with beautiful leadlights, a full library, patterned wallpaper and matching curtains, and a gorgeous wooden staircase with a wee landing at the top – all of which had Bella swooning.

"Most friends on their first visit say things like 'of course this is your house; it just makes sense.' I don't know what to make of that. We get a lot of Hansel and Gretel comments and everyone wants to know about its history," Bella says.

The cottage was initially owned by renowned Dunedin whaler Johnny Jones, possibly as a home for his daughter. It was a three-bedroom kitset house brought over from England and built sometime between 1865 and 1875. The living room was added in the 1930s as a music room.

"I was a lost cause. I couldn't believe we'd found this gorgeous historical cottage and no one had ruined its quaint character by modernising it at any stage. It was fully furnished with many beautiful items when we bought it. Deciding what to keep and what to replace was a big job – it took the best part of a year."

Despite Bella's adoration for the cottage as it was when they bought in 2019, she agreed it would be even better with a bit of a makeover. Over four years, slowly but surely, the couple have shown the old girl some love. The O'Mahonys managed to make this beauty shine for less than $10,000. Of course, keeping to a budget like that meant a lot of grunt work was necessary – Bella and Rory worked really, really hard. Their aim was to refresh, not replace. They painted, pulled up carpet and floors, rewired, sorted drainage and sewerage, put in heating, landscaped, and removed the existing gas fire so they could enjoy the ambience of the open fire. As beautiful as it is, they only light it when they have gatherings. "It takes a huge amount of wood to keep it going."

Additions and subtractions

For more than a year they spent most of their weekends in the garden, landscaping. Removing the resolutely stuck 1930s lino under the carpet in the main bedroom may have resulted in a few swear words. And, worst of all, it took a few weeks to get internet to the house: "I think that may have been the biggest challenge for me," says Bella.

It was the 1950s kitchen that needed the most work but made the biggest difference. They ripped out shelves and cupboards, repaired ceiling damage, removed the lino and varnished the floors, and put up open shelving to make it more user-friendly and aesthetically pleasing. Rory cleverly whipped up a new benchtop. The whole kitchen renovation was finished with a lick of fresh paint. Bella loves the colour they landed on, but finding the right shade wasn't an easy job for the artist.

"Annoyingly, I had a colour in mind for the

SWEET SPOTS
Bella says the cottage is "easy to live in". The living room, which was once a music room, is painted in Dulux Woods Creek. The couch is from Early Settler and the trunk, piano and wooden chair came with the house.

cupboards and wouldn't settle for anything less, so I ended up mixing my own colour. Then I couldn't decide on a wall colour for three years until I tried a colour my sister had. It hadn't worked in her kitchen but it was right for ours."

Choosing the right colour for the bathroom didn't take quite so long. "I chose the colour for the toilet on a whim, then I liked it so much I painted the bathroom that colour, too. I just loved the moodiness and richness of the colour in contrast to the rest of the house. It immediately transformed the shiny peach bathroom, which you wanted to get out of as soon as possible, into a luxurious little retreat."

Speaking of painting, it turns out Bella and Rory aren't the only dab hands with a paintbrush. Much to their entertainment, a closer inspection revealed that all the wooden beams in the house have been very skilfully painted to look like bare wood. "They must've been painted over, and then someone changed their mind and took on the impressive task of making them look like wood again."

When asked to describe their interior style, Bella laughs. "We both have strong opinions about aesthetics. Rory has a penchant for the gothic/macabre and I lean towards little old lady/vintage clutter-core, if that's a thing. We butted heads a lot in the early days of our relationship, but over the years I think our taste has blended together quite well. These days we only have minor passive-aggressive disputes about the placement of things, like moving something and finding it moved back the next day."

She adds that having a house with such a distinctive style gives them boundaries to work with when making decor decisions. It also helps that she's become more selective with her purchases over time rather than buying whatever catches her eye.

"When we moved in, we put all our stuff and art wherever it fitted and then – as we lived in the space – we rotated, shuffled, upgraded and replaced items until it felt right."

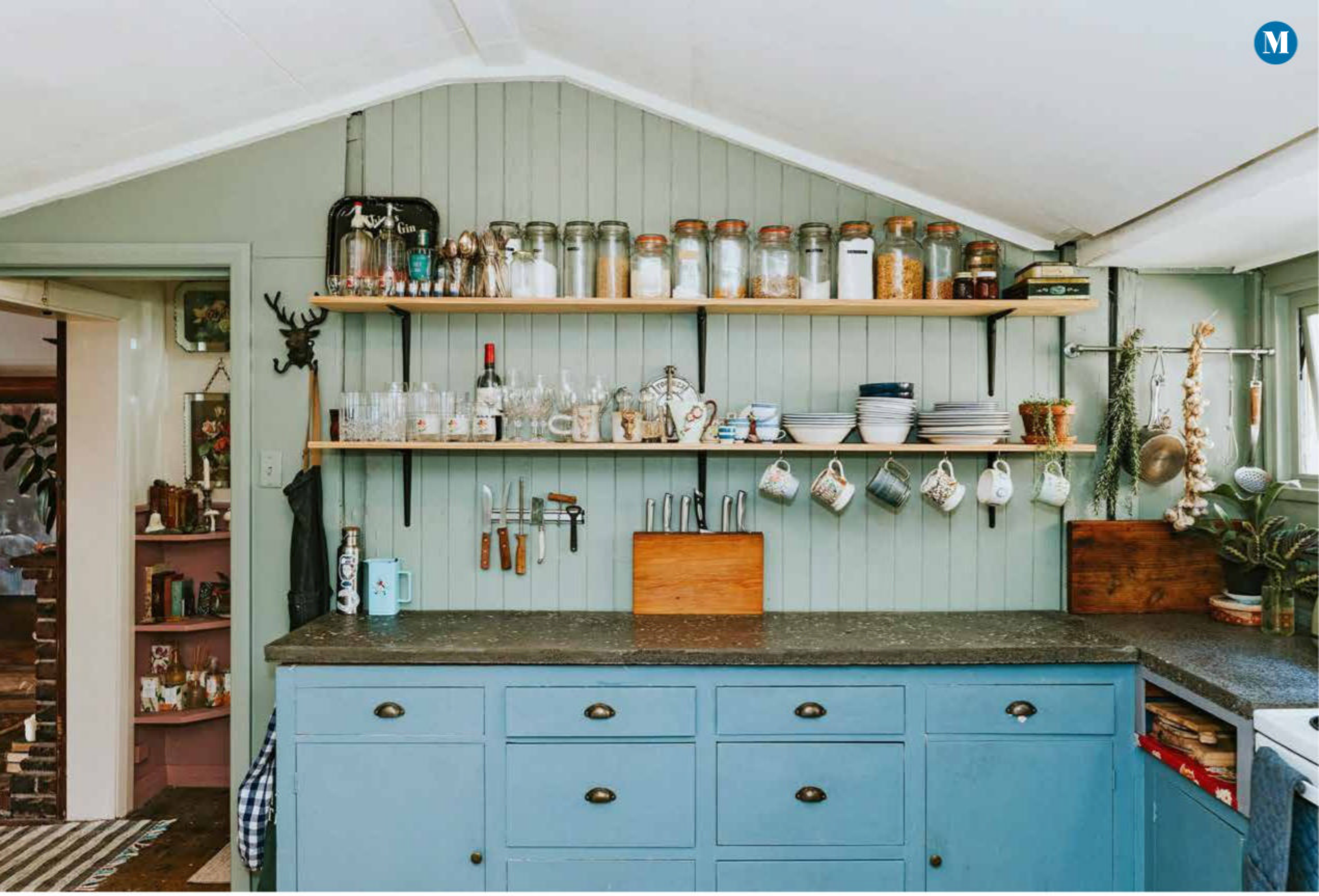
Finders, keepers

Much of their decorative items come from op-shops Bella frequents, some of which are dangerously close to home. Others have been handed down from family members who have finally given in to Bella's nagging when something takes her fancy. Some came with the house, like the piano.

"It's really just a plant stand that came with the house and was too heavy to move out. It's definitely grown on us and Dusty likes to serenade us by plonking on the out-of-tune keys."

The walls are jam-packed with art, most of it by Bella, her sister, her mum and artist friends. They sit among op-shop pieces picked up over the years. There's no criteria for what art makes the cut – if they love it, up it goes.

Not only does having so many of their possessions on show give the house personality and a homely vibe, it also creates a sanctuary for the family of three to enjoy. Rory has guitars within arms-reach in multiple rooms around the house, both adding visual interest



> “I had a colour in mind for the cupboards and wouldn’t settle for anything less, so I ended up mixing my own.”
>
> BELLA O’MAHONY

LIBRARY/ DINING/ KITCHEN
The sofa was inherited from family and the guitars belong to Rory. The dining table and chairs came with the house and Bella reupholstered the seats herself (opposite). In the kitchen, Rory made the benchtop and the couple put in open, user-friendly shelving.

and making it easy for him to pick up and play at whim. The books in the library aren’t just for show – the shelves groan with favourite reads. Rory collects music, motorcycle and biography books; Bella collects Jane Austen, classics and fantasy. Type cases in the entrance and Dusty-Rose’s room are full of tiny memories from throughout the years the couple have been together, making a starting point for chats about the past with Dusty-Rose. The pew on the veranda is the perfect spot for a cuppa after a day in the garden.

“It’s a visually beautiful environment and we all have our own space to retreat to if we need to,” says Bella. “The layout is somehow perfect and easy to live in. Dusty particularly loves that there’s a circuit through Rory’s study to the kitchen, then back to the entrance to run around continuously with the cat chasing her. The big window in the living room is a pretty special spot – the sun pours in and we’ve hung a bird feeder just outside so we can watch the tauhou and korimako feasting.”

Family history

The garden is a work in progress, requiring an incredible amount of work and often taking second place as the couple focus on the house. Bella loves to garden, though, and takes pleasure in planting whatever she's drawn to, then shuffling and rearranging the placement if it's not to her liking.

"I'm building a collection of David Austin roses and I love to add scatterings of annuals – anything fluffy and in shades of burgundy, purple and blue," she says.

With so much heart in this cottage – both from the house and from the stamp Bella and Rory have put on it – the family won't be ending this fairytale anytime soon.

"We love that our home has a history and tells a story. We feel lucky to be caretakers of it, respecting what it was already and giving it a new life. I'm staying here until they have to drag me out, Dusty-Rose reckons she's never leaving either, but Rory fantasises about a simple modern house in the country without a garden or any maintenance to do – I think he'd get bored." ●

SPECIAL EFFECTS
If you love the look of wooden beams try your hand at painting a faux woodgrain finish.

COTTAGE CHARM
The garden is a work in progress and Bella and Rory have spent many weekends on the landscaping. The bathroom is painted in Dulux Black Reef and is softened by lots of greenery. In the main bedroom, the wallpaper and matching drapes were already there and Dusty-Rose's room features a duvet cover from Bed Bath N' Table and the canopy, decorated with faux flowers from Spotlight, is from Bed Bath & Beyond.

Budget
$6615, not including drainage, electrical work and garden supplies.

home truths

WHAT CHANGE/ACTIONS GAVE YOU THE BEST BANG FOR BUCK? Using colour with paint. And hiring skips.

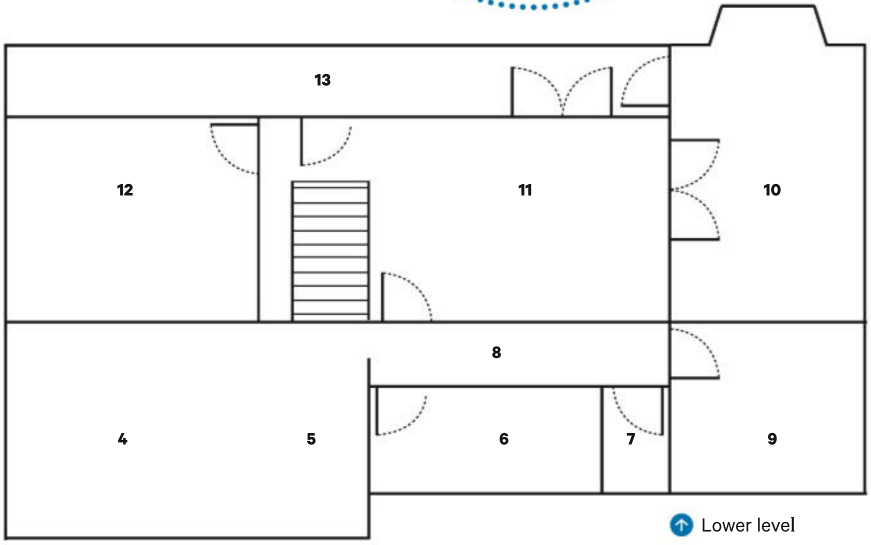
BEST DECISION? Getting heating. It was extremely cold the first winter we moved in and before we got the electricity sorted and a heat pump put in. The electricity upstairs wasn't working, so we had to use extension cords for heating up there in the early days.

ANYTHING YOU'D DO DIFFERENTLY? I wish I had decided on paint colours faster because it truly makes the world of a difference.

BEST MEMORIES? We love having our dinners at the table, lighting the candles and listening to music drifting through from the living room. We also love summer afternoons gardening together as Dusty plays on the trampoline. And it's a good moment whenever we finish a big house project and get to sit back and enjoy our efforts.

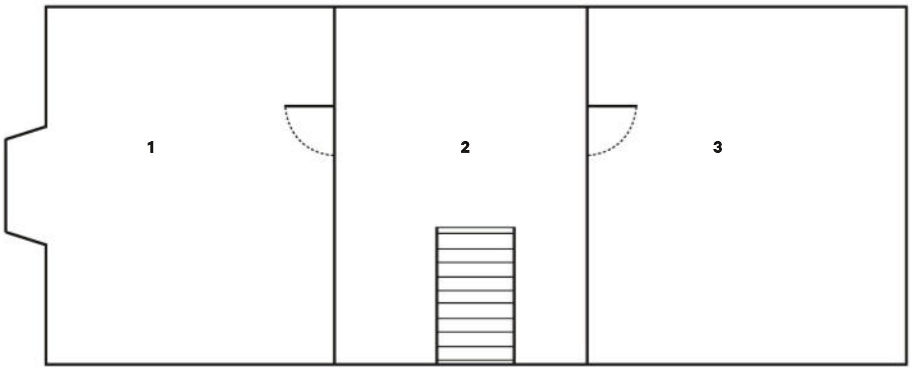
ANY ADVICE? Don't overthink it and don't worry about anyone else's opinions – do what inspires you and enjoy the process.

YOU SEEM TO HAVE A GREEN THUMB. WHAT ARE YOUR BEST TIPS FOR HEALTHY INDOOR PLANTS? My favourite trick is to put all my plants in well-draining cactus mix with some added bark chips because I'm a chronic over-waterer. That works for the majority of them. We won't talk about fiddle-leaf figs or *Philodendron micans* – I have a complicated relationship with those two. I think plants make a big difference to any room and you can get away with a lot style-wise if there are plants everywhere.



Lower level

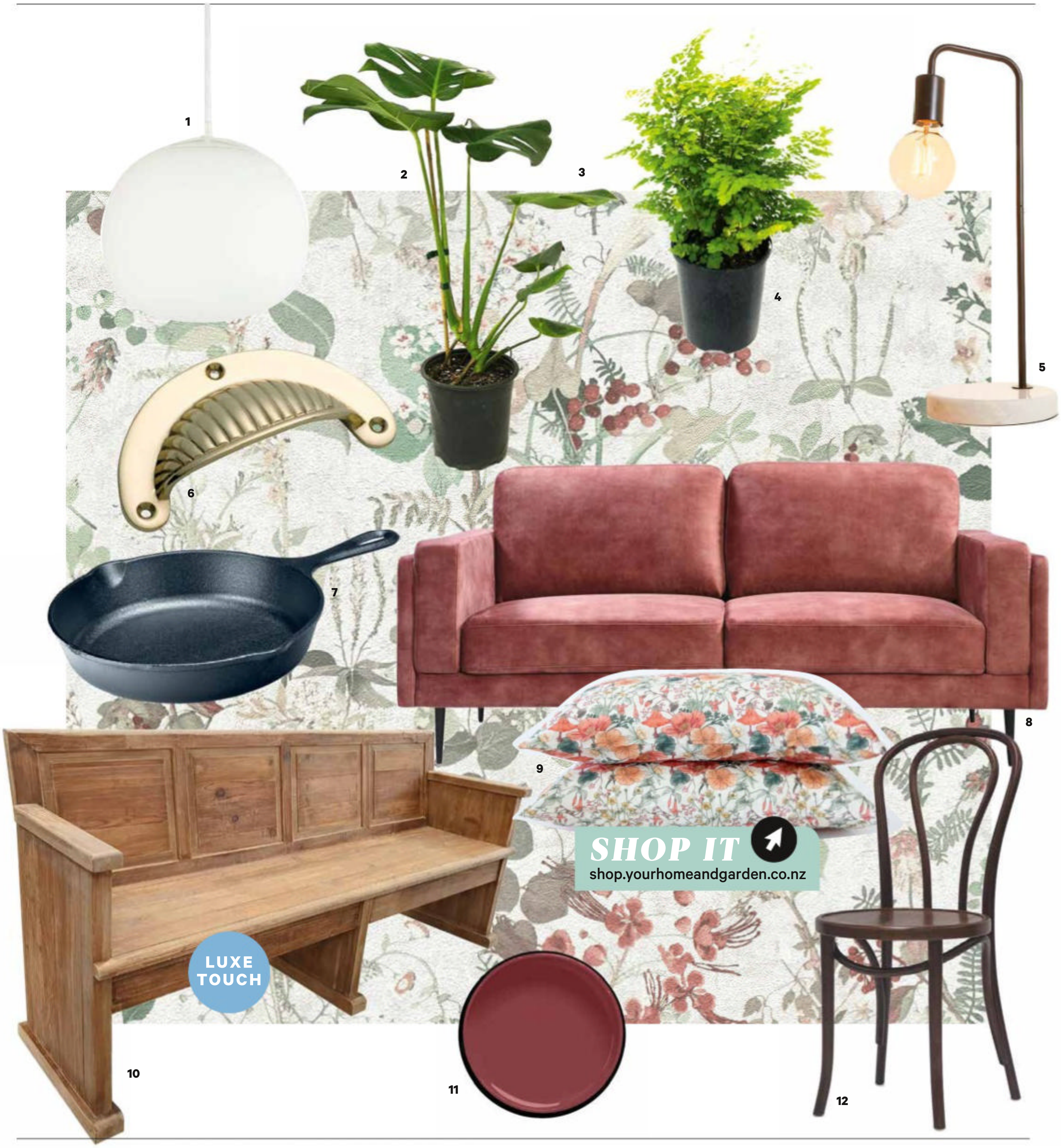
KEY
1 Main bedroom
2 Landing
3 Bedroom
4 Dining
5 Kitchen
6 Bathroom
7 Toilet
8 Hallway
9 Studio/storage
10 Living
11 Entrance/dining
12 Library
13 Veranda



Top level

Shop their style

Cottagecore florals with an abundance of plants and op-shop finds stay true to the age and heritage of this cottage



1 The Gang Ollie glass **pendant**, $199 (small), from Mr Ralph. **2** *Monstera deliciosa* **plant**, $39.99, from Kings Plant Barn. **3** Resene Wallpaper Collection 38852-2 **wallpaper**, $221.85 (roll), from ColorShops. **4** Maidenhair **fern**, $39.99, from Kings Plant Barn. **5** Marmo **table lamp**, $25, from Kmart. **6** Fluted **drawer pull**, $17, from Early Settler. **7** Cast iron **skillet**, $85 (22cm), from Lodge. **8** Irvine 2.5 seater **sofa**, $1799, from Early Settler. **9** Secret Garden **linen pillowcase**, $129 (pair), from shop.yourhomeandgarden.co.nz. **10** Old pine church **pew**, $2295, from Cocohills. **11** Resene Incarnadine **paint**, $5 (testpot), from ColorShops. **12** Twist bentwood walnut **chair**, $349, from Cintesi.

NIKKI KETTLE
DIY expert

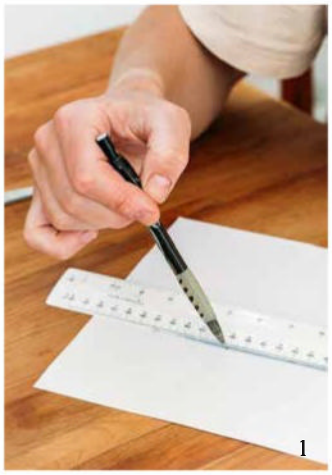
Plastic fantastic

Colourful and contemporary, a Perspex vase or container is a cool craft project

Photography **Anna Briggs**

You will need

- Paper or cardboard
- Marker
- Ruler
- Protractor or circle to trace around
- Jigsaw
- Clamp (optional)
- Sandpaper
- Super glue or a hot glue gun
- Painter's tape
- 3mm Perspex sheets, in colour of choice
- Clear roofing silicone (if you want to waterproof your vase)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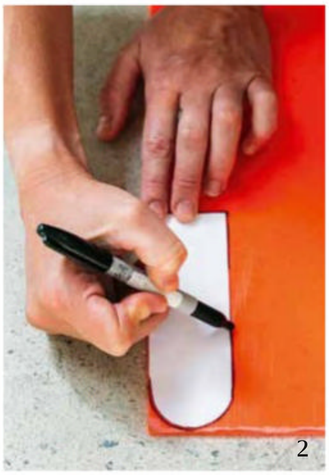
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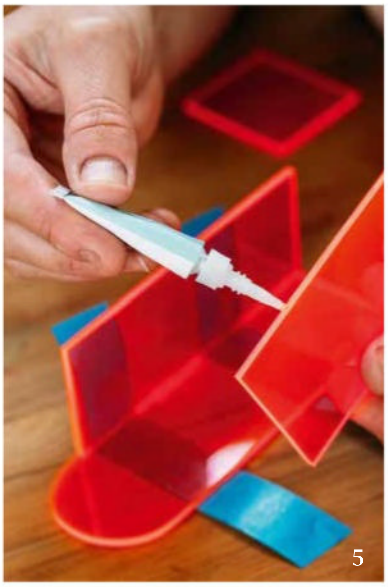
1 Choose a size and shape for your vase and make a template by drawing it onto some paper or cardboard and cutting out.

2 Trace around the stencil onto your Perspex using a marker.

3 Cut around the lines using a jigsaw with an ultra-fine blade on it. You may like to clamp the Perspex to a bench.

4 Give all the edges a light sand to smooth them off. Be careful not to sand the faces as this will leave scratches.

5 Start gluing the pieces together. You can do this with super glue or a hot glue gun. I used painter's tape to hold the pieces in place while the glue sets. If you are using super glue, take care not to get it on the faces of the Perspex as it is difficult to get off. If you are using hot glue, you will need to trim the excess glue off once it is dry with a sharp blade.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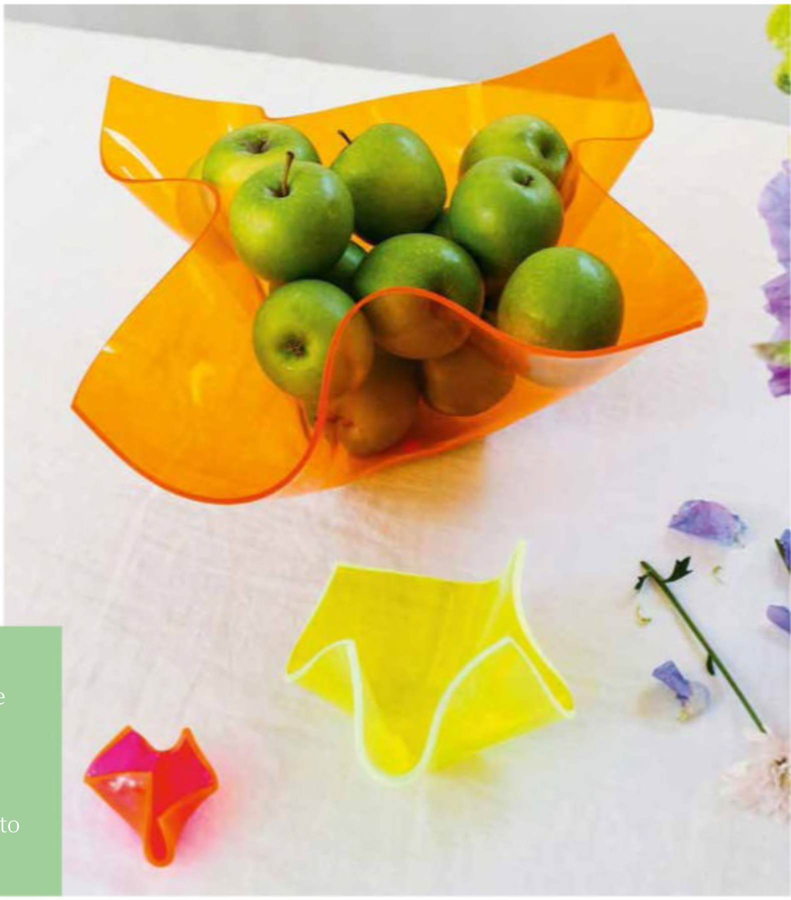


If you want to make a bowl, use a square sheet of Perspex and heat in the oven on 140°C for 10 minutes before moulding it into your desired shape.

SOFT FOCUS

In mixology terms, soft furnishings are the olive in the martini – vital for success

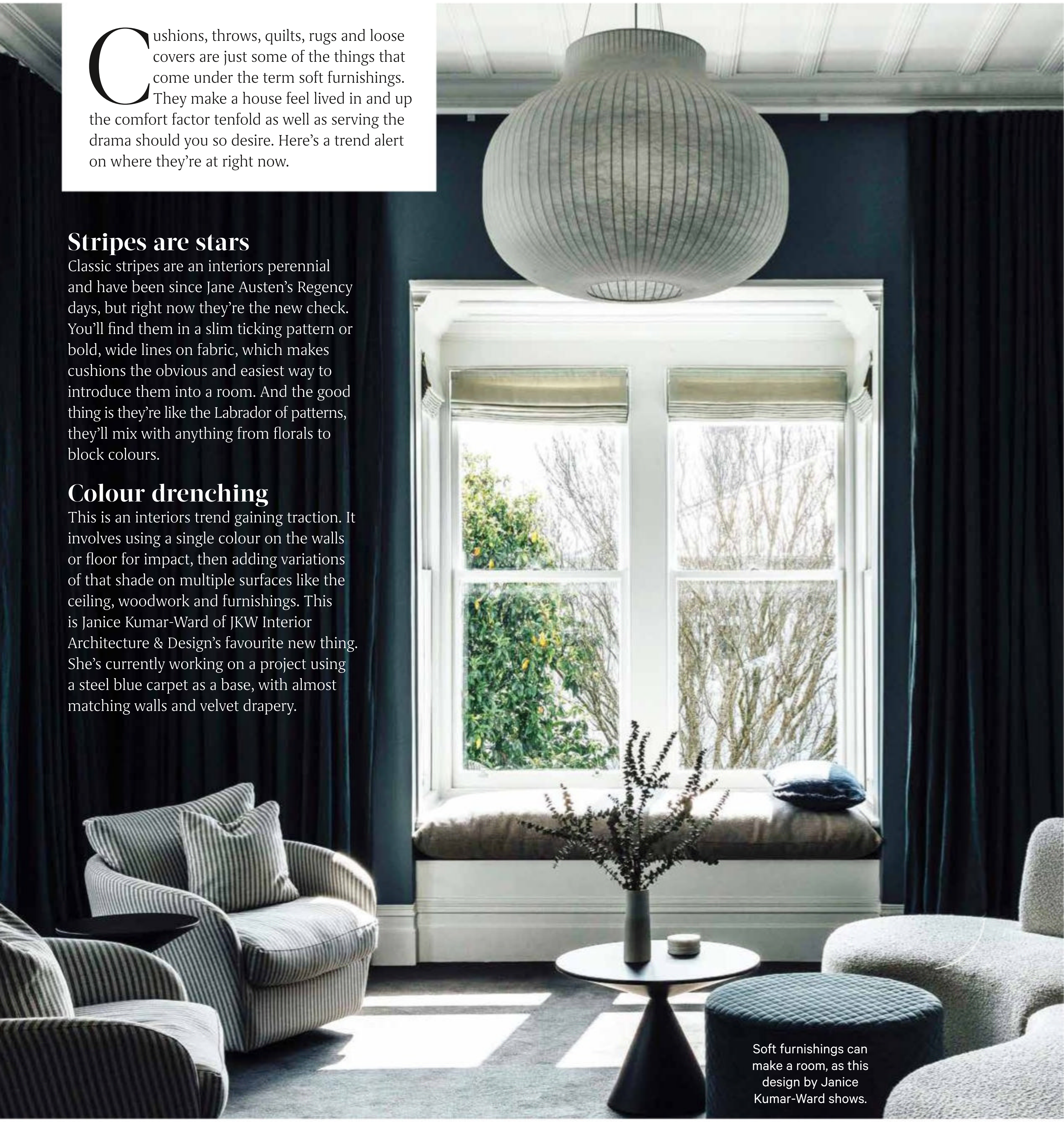
Cushions, throws, quilts, rugs and loose covers are just some of the things that come under the term soft furnishings. They make a house feel lived in and up the comfort factor tenfold as well as serving the drama should you so desire. Here's a trend alert on where they're at right now.

Stripes are stars

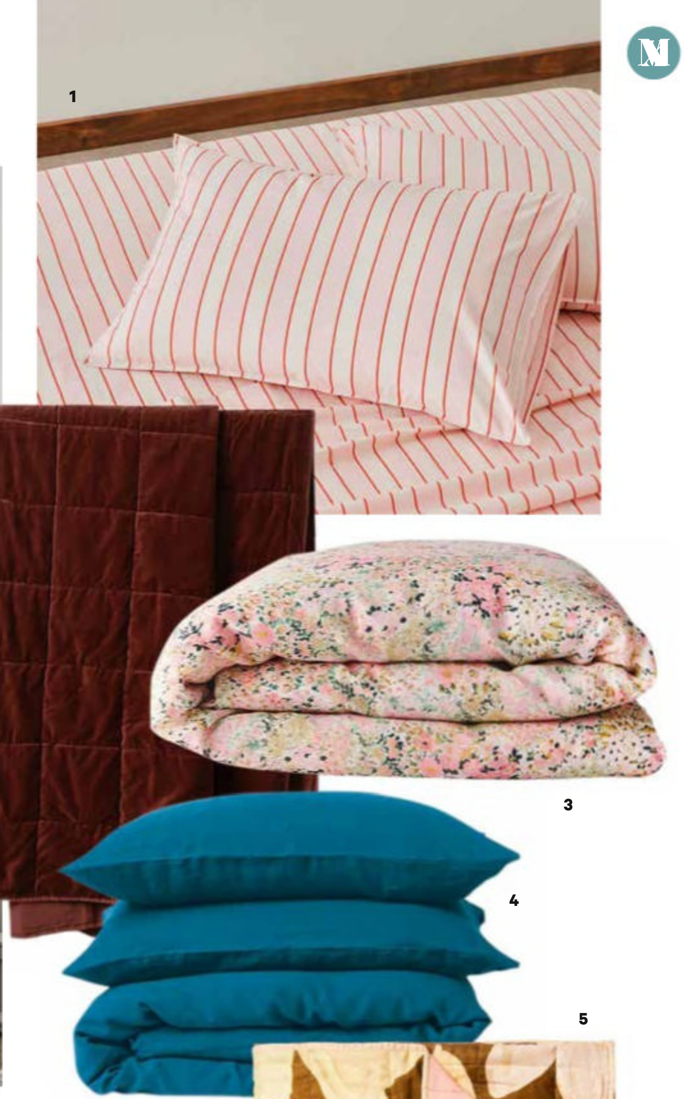
Classic stripes are an interiors perennial and have been since Jane Austen's Regency days, but right now they're the new check. You'll find them in a slim ticking pattern or bold, wide lines on fabric, which makes cushions the obvious and easiest way to introduce them into a room. And the good thing is they're like the Labrador of patterns, they'll mix with anything from florals to block colours.

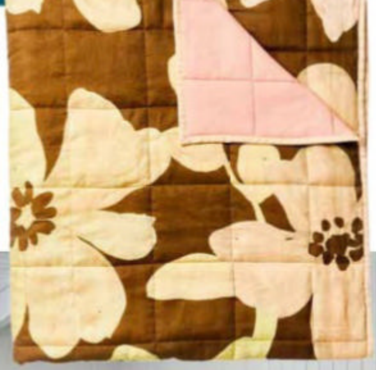
Colour drenching

This is an interiors trend gaining traction. It involves using a single colour on the walls or floor for impact, then adding variations of that shade on multiple surfaces like the ceiling, woodwork and furnishings. This is Janice Kumar-Ward of JKW Interior Architecture & Design's favourite new thing. She's currently working on a project using a steel blue carpet as a base, with almost matching walls and velvet drapery.



Soft furnishings can make a room, as this design by Janice Kumar-Ward shows.





1 Sunset stripe **pillowcases**, $49.99 (pair), from Adairs. **2** Velvet quilted **throw**, $189, from Citta. **3** You're beautiful **duvet cover**, $399 (queen), from Moi on George. **4** Linen duvet **cover**, $329 (queen), from Citta. **5** Dogwood quilted **throw**, $462, from Bonnie and Neil.

A little of everything

This trend is called having your cake and eating it too. So you can mix colour and patterns such as stripes, tartan, pinstripes, florals, delicate patterns, and even check, in varying scales to create texture says New Plymouth interior designer and photographer Gina Fabish. "Mix the classic tried-and-true linen look with chunkier textural weaves for a beautiful nomadic, bohemian look." Beds lend themselves well to taking a clash of linen, cotton, florals, bright abstract and check patterns.

Quilts vs duvets

These aren't one and the same. We're all familiar with the duvet cover into which you put a puffy duvet and they're not going anywhere anytime soon. However, and conveniently with the onset of winter, quilts are becoming increasingly popular either on their own or atop the duvet. By definition, a quilt is a bed cover that is a single piece of bedding but with a few layers to it. Do make them oversized to the floor, rather than the stingy types that don't even cover the bed. Janice says she will take a quilt any day. "Quilts have always been my go-to over duvet covers. There's nothing worse than getting entangled, plus I'm a top sheet lover."

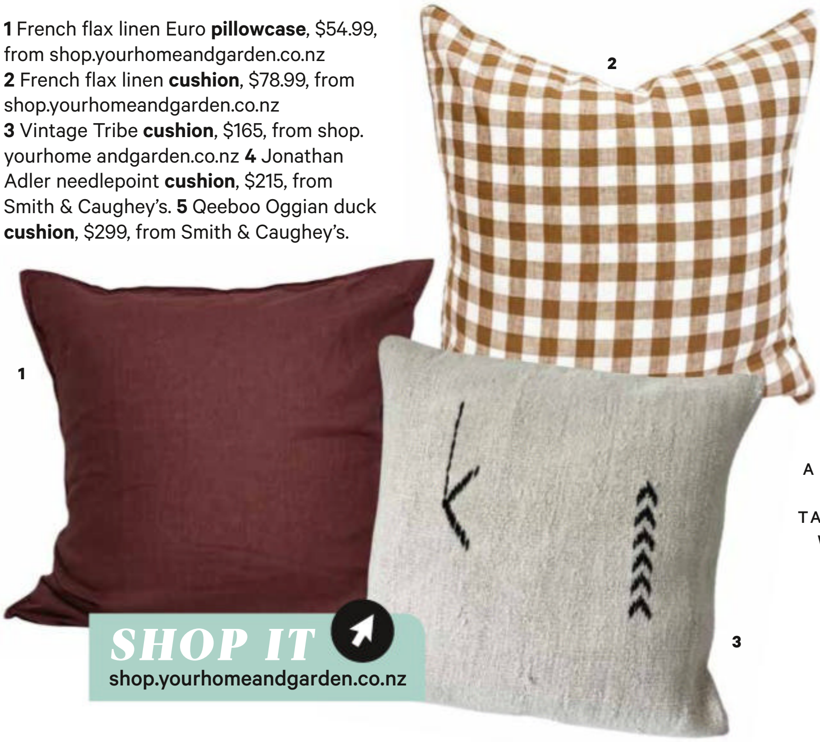
Cushion matters

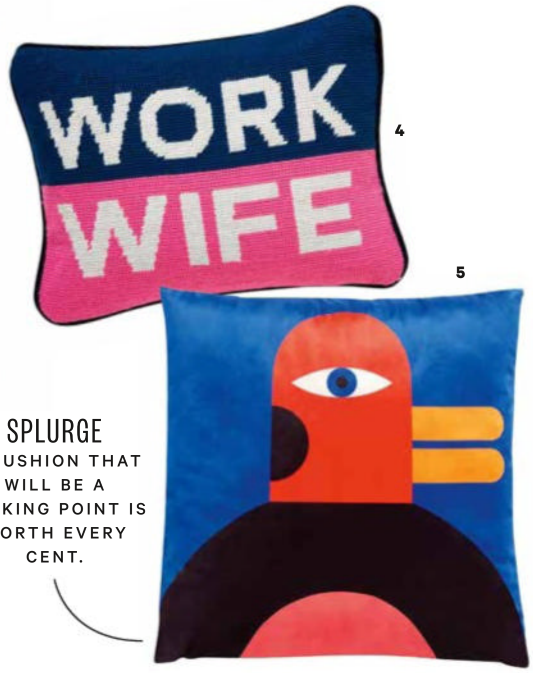
Square, rectangular, large or small, cushions have long been acknowledged as the ultimate finishing touch to a room, but that doesn't mean you want to layer so many on a sofa it becomes buried. Also, not comfortable. Janice says shaped feature designs look best when used on their own to avoid overkill. You don't want death by a thousand cushions.

Cushions are also wonderful agents of colour for those who prefer neutral tones but want a non-committal way of getting those colour hits.

Using cushions is also a way of reinforcing a tone-on-tone effect for colour drenching in smaller spaces "where you want the look to feel harmonious, but not boring," says Gina. On the subject of cushions, shaped feature designs look best when used on their own rather than getting lost in a sea of cushions, says Janice.

1 French flax linen Euro **pillowcase**, $54.99, from shop.yourhomeandgarden.co.nz **2** French flax linen **cushion**, $78.99, from shop.yourhomeandgarden.co.nz **3** Vintage Tribe **cushion**, $165, from shop.yourhome andgarden.co.nz **4** Jonathan Adler needlepoint **cushion**, $215, from Smith & Caughey's. **5** Qeeboo Oggian duck **cushion**, $299, from Smith & Caughey's.





SPLURGE

A CUSHION THAT WILL BE A TALKING POINT IS WORTH EVERY CENT.

SHOP IT

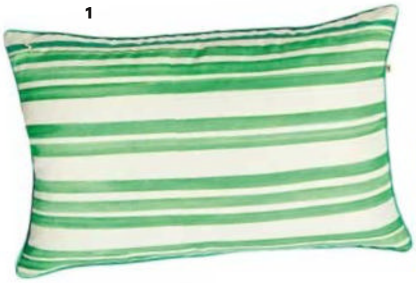
shop.yourhomeandgarden.co.nz

PHOTOGRAPHY ARE MEDIA SYNDICATION, DUNCAN INNES FOR JANICE KUMAR-WARD.

Unlikely fabrics

Using outdoor fabrics inside is taking off. “With kids, sunlight, dogs and mucky husbands, there are some sumptuous, brightly coloured, patterned outdoor fabrics out there,” says Janice. This type of material is perfect for sunny window seats and heavy use upholstery. “There’s a resurgence of heavyweight cotton canvas that looks like calico and can be very chic. Get it tailor fitted to create a loose cover over a classically shaped armchair.”

1



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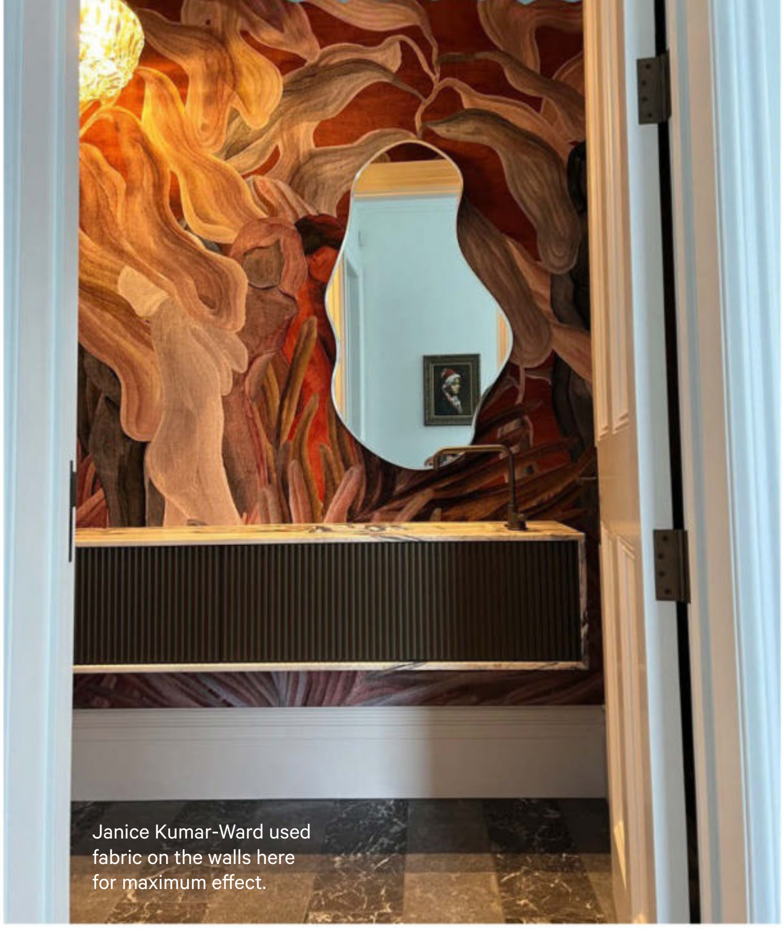
1 Outdoor **cushion**, $270.22, from Bonnie and Neil.
2 Dogwood **tablecloth**, $285, from Bonnie and Neil.
3 Scalloped **placemats**, $90 (for four), from Bed Threads.
4 Sage x Clare Eloisa **blanket**, $439, from Shut the Front Door.



Janice Kumar-Ward used fabric on the walls here for maximum effect.

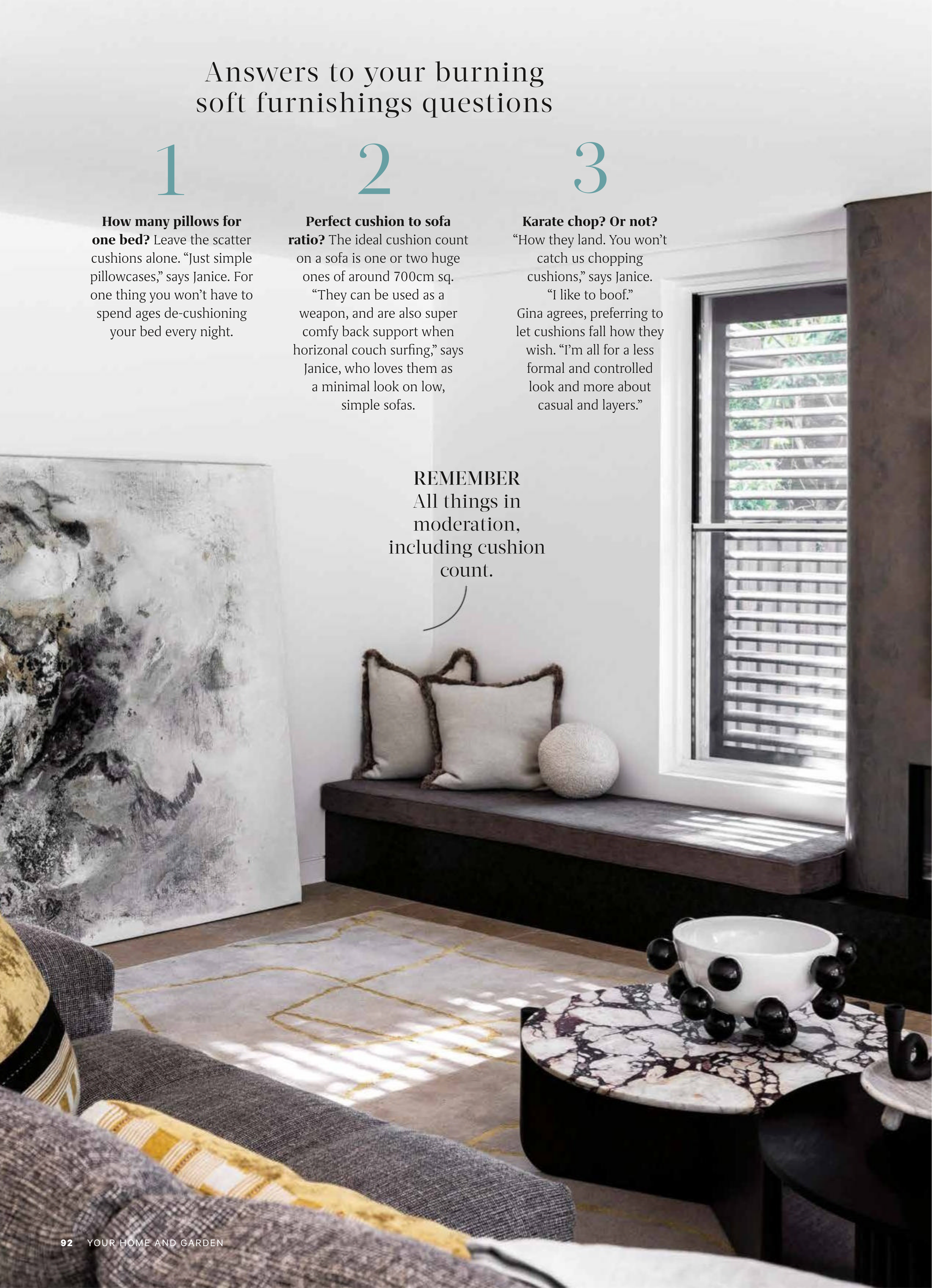
> “There’s a resurgence of heavyweight cotton canvas that looks like calico and can be very chic.”
>
> JANICE KUMAR-WARD

Unlikely places

Fabric doesn’t have to be limited to the usual places. Gina is a fan of hanging panels of material to give a room texture or some much-needed pattern. At the moment she’s even hanging panels of fabric instead of a door to a walk-in wardrobe to give it “more of a zen/California-cool relaxed vibe”.

Both Gina and Janice have been using fabric as wall panelling as well. This is particularly recommended for powder rooms, says Janice.

Upholstered dining nooks and banquettes (like the one on our cover) are also a great way to bring in an accent colour and create something that is a lot more visual than standard chairs. They also provide a comfort factor. Let’s face it, who doesn’t try and get the banquette seat (see our cover) as opposed to the chair at a bistro? ●



Answers to your burning soft furnishings questions

1

How many pillows for one bed? Leave the scatter cushions alone. “Just simple pillowcases,” says Janice. For one thing you won’t have to spend ages de-cushioning your bed every night.

2

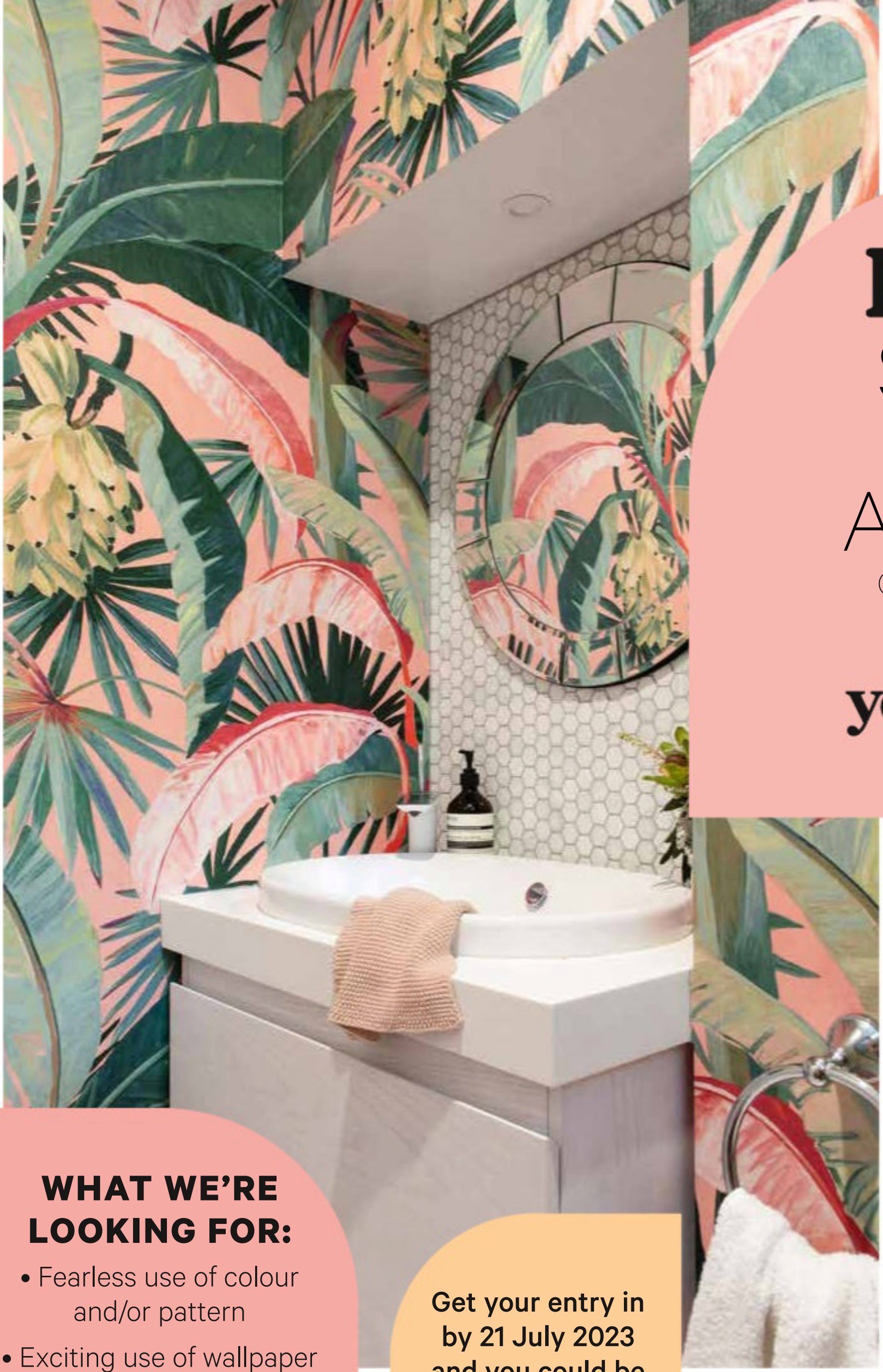
Perfect cushion to sofa ratio? The ideal cushion count on a sofa is one or two huge ones of around 700cm sq. “They can be used as a weapon, and are also super comfy back support when horizonal couch surfing,” says Janice, who loves them as a minimal look on low, simple sofas.

3

Karate chop? Or not? “How they land. You won’t catch us chopping cushions,” says Janice. “I like to boof.” Gina agrees, preferring to let cushions fall how they wish. “I’m all for a less formal and controlled look and more about casual and layers.”

REMEMBER
All things in moderation, including cushion count.

CALL TO ENTER



Resene SMALL ROOM AWARDS

(BUT BIG IN IMPACT)

2023

your home and garden

Have you done something bold or interesting with paint or wallpaper in a small room in your house? It could be an office, nursery, laundry or powder room – the only criteria is it's small in space but big in impact. We'd love to see your efforts. Send us some images of your chosen room and be in to win $1000 in our Small Room Awards.

WHAT WE'RE LOOKING FOR:

- Fearless use of colour and/or pattern
- Exciting use of wallpaper
- Imaginative decoration and finishing.

Get your entry in by 21 July 2023 and you could be one of our first finalists.

HOW TO ENTER

Email photos and a 200-word description of your space to yhg@aremedia.co.nz with your last name and 'Resene Small Room' in the subject line. Please include your name, home address, email address, daytime phone number, the names of the Resene colours and/or Resene wallpapers used, and details of when your space was painted and/or wallpapered. Please credit anyone who assisted you in choosing your colours.

The five finalists will each appear in *Your Home and Garden*. Every finalist will receive a $250 Resene ColorShop voucher and a feature in the magazine, with the winner taking out the Resene Small Room Awards and $1000 cash, plus a story on the winning home will feature in the February 2024 issue.

Resene
the paint the professionals use

TERMS & CONDITIONS Instructions on how to enter are part of the conditions of entry. This competition is open to New Zealand residents, except employees of Are Media, Resene and their immediate families and agencies. The five finalists and overall winner will be notified by telephone and/or email. All entries are eligible for consideration for the Resene website. Any non-finalists selected for the Resene website will receive a free gift from Resene.

SHEER PLEASURE
Russells Curtains' versatile Veri Shades feature panels that can be adjusted to your preferred level of privacy.

CURTAIN CALL

Dress your windows to impress with the latest trends in curtains and blinds

Text **Shelley Tustin**

Whether we're hibernating through winter or hiding from the harshest rays of the summer sun, window treatments are a necessary element of New Zealand interiors. As well as being a practical essential, they also offer an opportunity to play with colour and creative combinations, or to dress your windows in the latest fashions.

Choices, choices

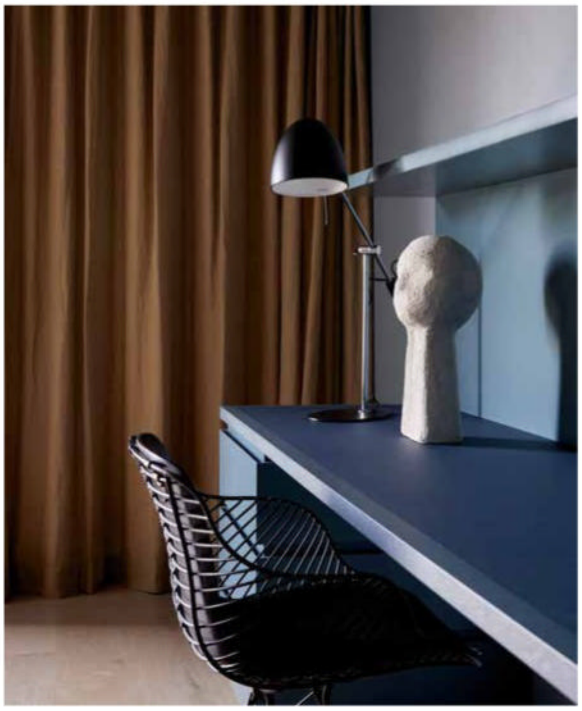
Before you get swept away by the hottest trends in window fashion, look at the demands of your space. Considerations such as thermal protection, light-blocking, privacy and letting as much light in as possible comes down to the functions of specific rooms. Even within one home, it's likely that a single style of furnishing won't work for every room, so let's explore the options.

Curtains

The classic choice for almost any window, curtains do so much more than simply block out light. "Curtains can add so many things to a room – texture, colour and pattern – but most importantly they add a layer and frame the window," says interior designer Ali Brown of The Design Co. There are myriad variables to work with, for an endless array of effects: fabric weight and colour, hidden tracks or decorative rods, degree of fullness, pleat options and more. The only hard rule is always making them full-length – if a half-mast curtain is necessary because there's a heating unit in the way, a different window treatment might be a better solution.

Length aside, there's no one right way to hang curtains. "In modern homes, where there are flat ceilings, we tend to mount curtains at the ceiling, which accentuates the height of a space and creates a luxurious feel. Where we are working in a character home with cornice details or beautiful architrave details, we lean towards using decorative rods," says interior designer Candice Van Dyk of Mooi Design.

Pelmets are also an option. "They can add a touch of formality and provide a neat finish by concealing the curtain hardware," says Bill Liddell, director of Russells Curtains. However, he warns, "They can also make windows appear smaller, so consider the proportions of your room when deciding to use them."



PLEATS, PLEASE
Pencil pleats suit lightweight fabrics such as cotton or linen.

The Way of Whisky

Shutters

Energy-efficient shutters are among the more expensive window treatment options but are worth every cent. They are said to actually boost the market value of a home, plus they're fantastic insulators – and, of course, they look gorgeous too. "They work best in a situation where you need to permanently filter a view – this may be for privacy or sun control or simply street appeal," say Ali, who suggests a wider blade (usually around 90mm) to maximise the light and view in between.

Classic white shutters are a quintessential Hamptons look, but they're also available in other colours, like modern black, or in stained timber for a tropical holiday vibe.

Blinds

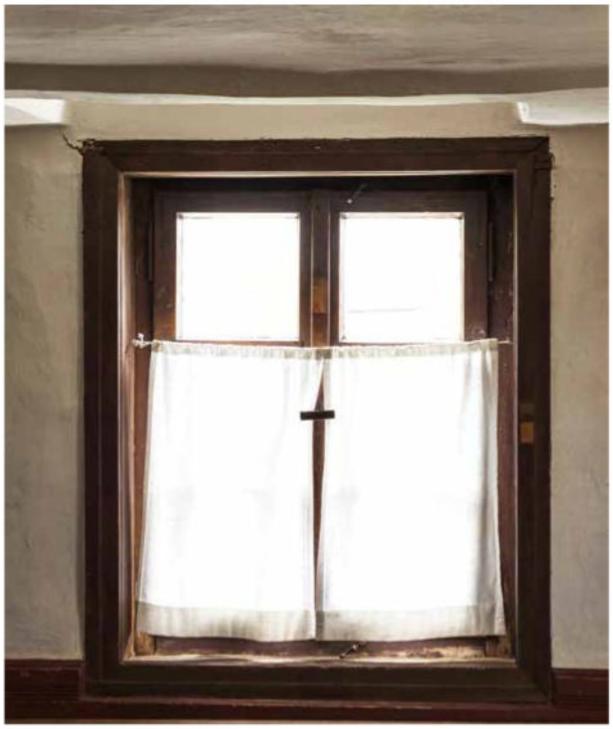
When curtains won't cut it – such as on a small window, or in kids' rooms, where beds and other furniture often occupy every wall – blinds are a great solution, particularly Roman blinds, which still allow you to play with coloured and patterned fabrics. "They can be a great way to highlight bold fabric designs and fun embellishments or decorative trims," says Ali. "Our golden rule here is to always use a roller mechanism on our fabric blinds rather than the strings that invariably break, tangle or discolour."

Roller blinds get a bad rap, but they can be incredibly useful, particularly when layered with another window treatment. "We view roller blinds as a functional window treatment that helps with sun protection. They don't tend to offer much in terms of colour or interest and texture to a space, but they are very practical," says Candice, who suggests the best scenario is to incorporate roller blinds in the construction phase and hide them in the ceiling.

Hang about

1 Curtain **tie-backs**, $8.99 (pair), from The Market. **2** Umbra **curtain rings**, $10.19 (for seven), from Briscoes. **3** Twist **tie-back**, $8, from Spotlight. **4** Tassel **tie-back**, $5, from Harvey Furnishings. **5** Curtain **tie-back**, $264, from Little & Fox.

TREND ALERT



1

Cafe curtains

What's old is new again, and this staple drape used in country cottages and, of course, coffee lounges is stepping out of the past and into modern homes. As well as adding a layer of charm to interiors, cafe curtains are a uniquely practical addition, particularly in suburban homes where the neighbours might be too close for comfort. Mounted on the midpoint of the window or below, they cover only the bottom half, giving privacy without sacrificing light. Traditionally used in the kitchen, cafe curtains can work anywhere you need light and privacy – use them to lend softness to a bathroom or try layering under full drapes in a bedroom.

Keen to give this trend a go? Choose a beautiful metal curtain rod and show it off with tab-top curtains or metal curtain rings. Fabrics can be sweetly simple in floaty, sheer linen, or old-school charming in ticking stripe or gingham – just avoid anything too fussy. Back away from the frilly lace and don't go pilfering Nana's net curtains.

2

Handcrafted details

If plain drapes are too boring for your taste, you'll love the move towards handcrafted embellishments. Whatever your interior jam, from retro nostalgia to English country estate or loud and proud maximalism, this trend has something for you; it embraces everything from oversized scalloped edges to decorative trims, fringes and tassels, hand-quilted panels and embroidered tiebacks, and is a fantastic way to add an element of surprise and delight to a room.

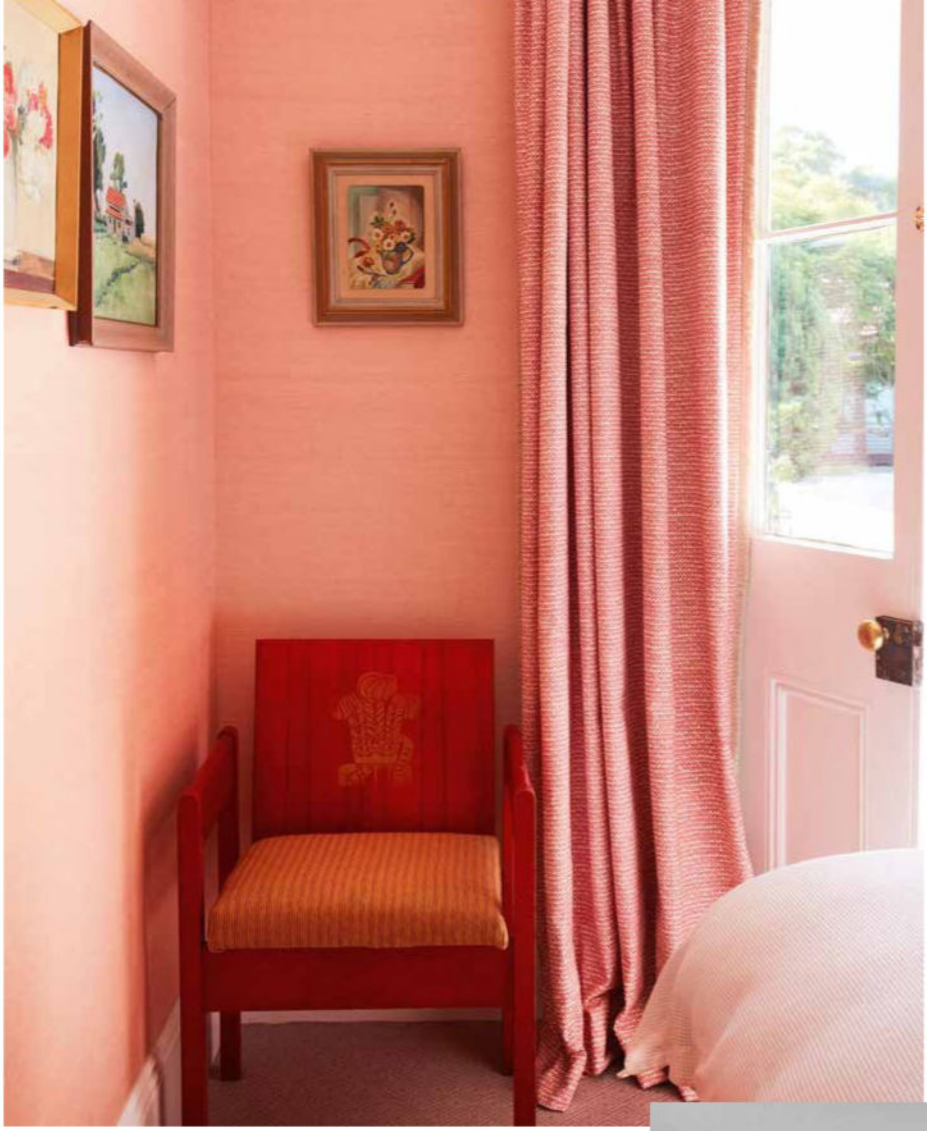
A major advantage of details like decorative trims is the flexibility to change with the seasons or your mood, without shelling out for expensive new drapes. "Kiwis are very safe and conservative with their interiors, particularly items that are expensive to replace. Edging detail is an easy way to add interest, and it can easily be removed or changed in a few years," says Candice.

3

Nature's best

While synthetics tend to stand up better against the fury of the New Zealand sun, there's nonetheless a growing demand for renewable fibres – linen, cotton, hemp, bamboo and even silk – as people seek to connect their interiors with the natural world. The benefits are two-fold, introducing an organic look and feel to interiors, while also earning eco cred with materials that have a lesser environmental impact.

If heading down the natural route, be aware that natural fibres can be more susceptible to fading, staining or moving with temperature changes. Choosing a fabric that blends natural and synthetic fibres is one way around this, or Stacey Howell of CurtainStudio suggests designing around these limitations. "When using natural fibres there can be movement in the fabric so we always recommend puddling the bottom of your curtains to allow for this, especially with the use of linen," she says.



4

Colour crush

Colour drenching, which involves running a single colour across an entire room from ceiling to floor (and furniture and more), is a hot interior trend right now. Following your wall colour into your window furnishings is a gorgeous way to capture this immersive colour experience. This look can be achieved with any shade, from beige to black, but is often tackled to striking effect using bold, saturated colours. A seamless effect is key to making the room feel cocooning, but not claustrophobic – for the closest colour match, choose the curtain fabric first, then have the paint colour matched to a swatch. Try extending the track above the frame. The ceiling-to-floor look helps a room appear larger, particularly if you're using bolder paint colours, which have a tendency to make a room smaller. The effect should be soft and soothing, rather than jarring, so avoid colour-absorbing fabrics rather than reflective or silky ones. Matte paint also helps achieve the look.

5

Layer up

Can't choose between the different types of window treatments? Mix and match. Beyond indecisiveness, there are good reasons for using more than one treatment on each window. Your window dressing needs are likely to be two- or three-fold – insulation for warmth, privacy, light-blocking or filtering – and choosing two layers of treatments allows one to pick up the slack of the other. It's also an effective way of helping to protect investment and antique furniture from sun damage. Practicalities aside, layered window dressings can add enormous visual appeal to a room. "Combining curtains with blinds or shades adds depth and texture to windows," says Russells Curtains' Bill Liddell. Sheer curtains behind heavy drapes looks elegant and classic, or consider roller or Roman blinds behind floaty sheers to match romance with light-blocking practicality. ●

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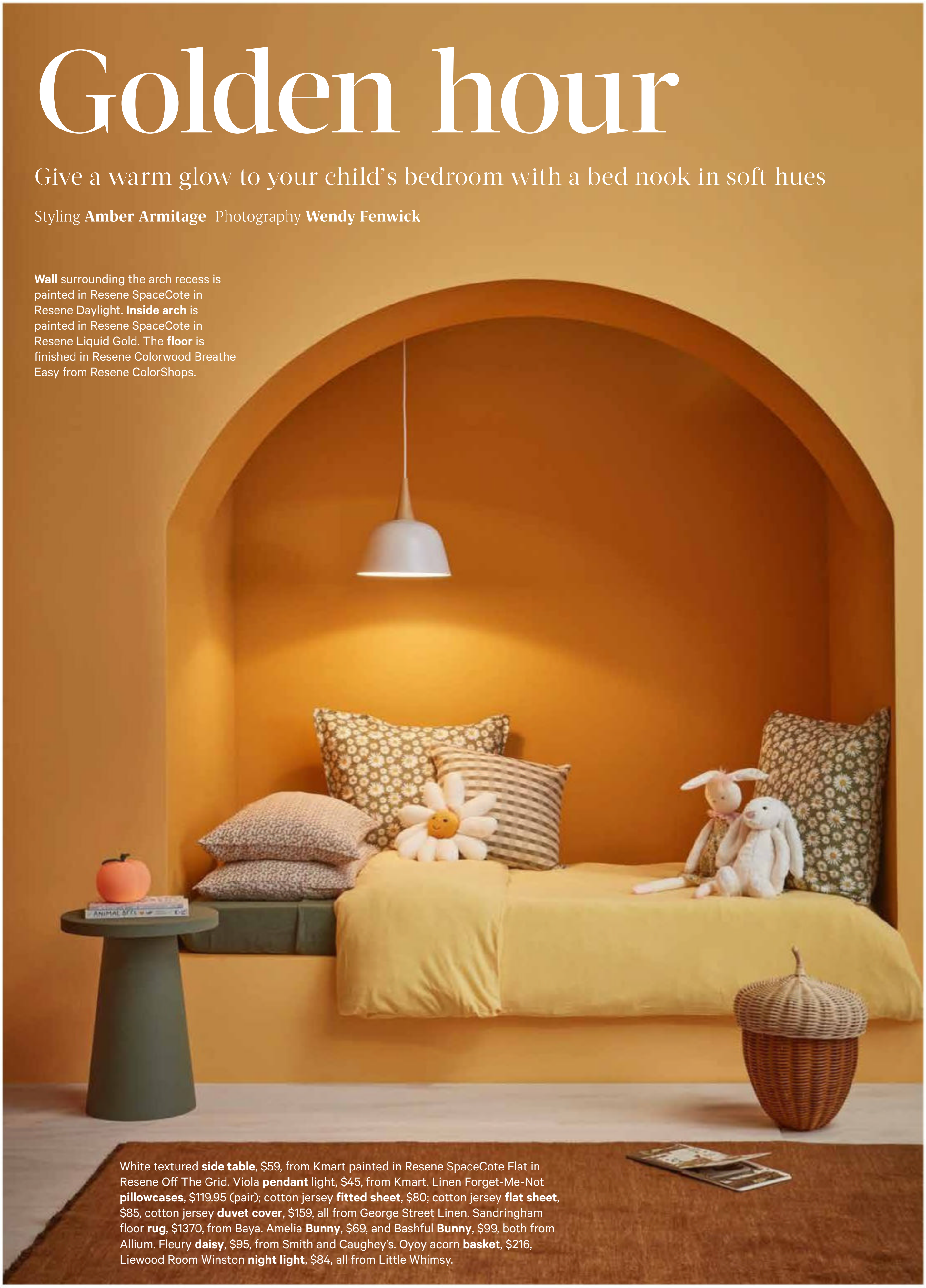
Golden hour

Give a warm glow to your child's bedroom with a bed nook in soft hues

Styling **Amber Armitage** Photography **Wendy Fenwick**

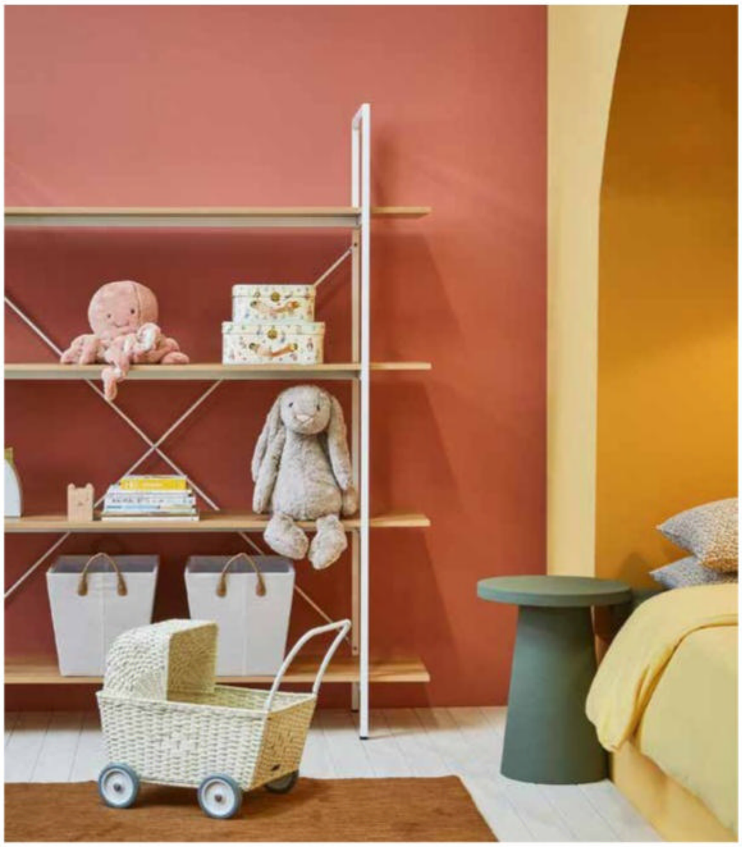


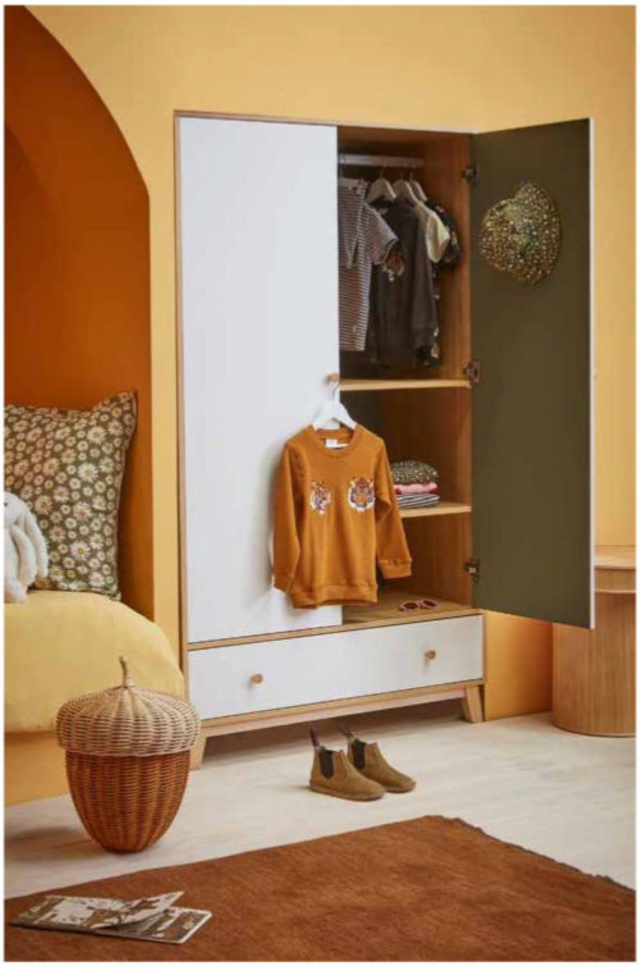
Wall surrounding the arch recess is painted in Resene SpaceCote in Resene Daylight. **Inside arch** is painted in Resene SpaceCote in Resene Liquid Gold. The **floor** is finished in Resene Colorwood Breathe Easy from Resene ColorShops.

White textured **side table**, $59, from Kmart painted in Resene SpaceCote Flat in Resene Off The Grid. Viola **pendant** light, $45, from Kmart. Linen Forget-Me-Not **pillowcases**, $119.95 (pair); cotton jersey **fitted sheet**, $80; cotton jersey **flat sheet**, $85, cotton jersey **duvet cover**, $159, all from George Street Linen. Sandringham floor **rug**, $1370, from Baya. Amelia **Bunny**, $69, and Bashful **Bunny**, $99, both from Allium. Fleury **daisy**, $95, from Smith and Caughey's. Oyoy acorn **basket**, $216, Liewood Room Winston **night light**, $84, all from Little Whimsy.

BELOW **Wall** surrounding arch recess is painted in Resene SpaceCote Flat in Resene Daylight. **Inside arch** is painted in Resene SpaceCote Flat in Resene Liquid Gold. **Main wall** is painted in Resene SpaceCote Flat in Resene Soiree. **Floor** finished in Resene Colorwood Breathe Easy from Resene ColorShops. **Octopus**, $122, Meri Meri **suitcases**, $108 (for two), *The Ear* book, $22.99, Bashful **Bunny**, $192, Olli Ella Rattan **Strolley**, $230, all from Smith and Caughey's. Bear **pencil cup**, $44.95; *Animal BFFs*, $27.99; *I Love You All Year Round*, $32.99, *The Sisters Saint-Claire*, $19.99, all from Little Whimsy. *Shapes*, $29.90, from Allium Interiors. Tapered **baskets**, $16, from Kmart.

RIGHT **Inside arch** is painted in Resene SpaceCote Flat in Resene Liquid Gold. **Main wall** is painted in Resene SpaceCote Flat in Resene Soiree. **Floor** finished in Resene Colorwood Breathe Easy from Resene ColorShops. Aspen **wardrobe**, $529.95, from Mocka, with the inside painted in Resene SpaceCote Flat in Resene Off The Grid. Bamboo Inlay **table**, $69, from Kmart. Sustainable Baby **sunglasses**, $43.20, from Little Whimsy. Dakota Tigers **jumper**, $59, **bucket hat**, $45, patterned **T-shirts**, from $45, patterned **bike pants**, from $35; patterned **swaddles**, from $59, all from Phoenix and the Fox. Hunter Jr **boots**, $149, from McKinlays.





More Resene colours to try:

RESENE Kombucha

RESENE Sunbeam

RESENE Moondance

Create a sense of wonder and playfulness in a child's bedroom by building an arched recess for their bed to fit into. Not only does it become the focal point of the room, little ones will feel safe nestled into their bed nook. Make sure you plan for the future with a king single bed children can grow into and a height that'll work when they are bigger. You can always have a little step for when they are smaller if the bed is too high.

Colour blocking

Any easy way to create a bespoke look in a bedroom is by colour blocking. Using all Resene SpaceCote paint, this palette of yellows, which includes Resene Liquid Gold and Resene Daylight, the dark green of Resene Off The Grid and terracotta tone of Resene Soiree, are complementary colours that are repeated in the bedding and accessories. Keep in mind the colour proportions to help balance the overall effect.

Surprise elements

When painting your furniture give some thought to which elements to paint and which to leave natural. We painted the side table to keep with the colour blocking, but selected to only paint the interior of the wardrobe for a surprise element. Make sure to use Resene Waterborne Sureseal to prime any old varnished surfaces to help bond the paint and be durable. Finish unpainted areas with a Resene clear finish to protect the surface and make it easy to wipe clean.

Finishing touches

Hang an overhead warm-toned light low over the bed to highlight the warmth of the walls. Play up these sunshiny vibes with a duvet in a buttery shade. Next, add some khaki and terracotta to ground everything. We painted the adjoining wall a warm terracotta with Resene SpaceCote in Resene Soiree, the inside doors of the wardrobe in Resene SpaceCote in Resene Off The Grid, used a flat sheet and table by the bed in a matching green to punctuate the room. Finish the room with a warm brown rug to anchor all the elements together.

Resene
the paint the professionals use

For more kid's room decorating ideas, pick up a free copy of *habitat plus – kids' spaces* from your local Resene ColorShop or reseller – or, view it online at www.resene.com/habitatplus. It's packed full of ideas for how you can bring out the best in your child's play and sleep spaces.

TOP OF THE POPS Around 100 species of poppy grow around the world, but it's the red Flanders poppy (*Papaver rhoeas*) that will always hold a special place in Kiwi hearts. Poppies grow best in well-drained soil with full sun and the seeds need to be sown directly into the soil. Don't bury the seeds, a light sprinkling of seed-raising mix on top is all you'll need for germination.

GARDENS

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Constant gardener
Mary Lovell-Smith's tips for July.

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Gardening on any budget
What you can do for $10 to $10,000.

The constant gardener

Winter is a dormant time for plants, so snuggle down and enjoy some gardening inspo while planning for spring

MARY LOVELL-SMITH
Garden editor

JULY

Time out

Stay in and watch Monty Don on telly.

As the wet and cold and darkness set in, there's time to snub your gumboots, ditch the hoe and turn on the telly for some armchair gardening. If such apparent idleness makes you uneasy, look upon it as research, finding inspiration and pleasure in the toils and imaginations of others. Tool sharpening and cleaning, or seed sorting while you watch may also assuage any guilt. **Some suggestions**: The Don is an erudite guide around greatness in the fabulous *Monty Don's Adriatic Gardens* (Apple TV+). Though for more practical know-how, catch up with him in *Gardeners' World* (YouTube.com). *Seed: The Untold Story* (seedthemovie.com) is an absorbing look at the role of seeds and the threat to biodiversity in food production – among other topics. Less provocative is *Gardening With Soul* (ondemand.nzfilm.co.nz) set over a year in a Wellington community garden and starring nonagenarian nun Sister Loyola. In the same vein as *The Great British Bakeoff/Sewing Bee/Throw Down* etc, is *The Big Flower Fight* (netflix.com) whose contestants vie for victory as they create massive floral sculptures.

How to buy roses

You could just flick up the labels on the roses at your garden centre and purchase the prettiest bloom. Or you could curl up with a big fat rose reference book and lose yourself in the exquisite world of roses. Researching and finding your perfect rose is an enduring journey through colour, shape, form, fragrance, hips and habit. Does a blowsy cerise rambling cabbage rose appeal? Or would you prefer an elegantly refined golden hybrid tea? While finding a rose for a particular spot is entertaining, much more joyful is finding your perfect rose, then finding somewhere to put it. Sourcing a rose is not always straightforward. It may become a matter of scouring online local garden centres and rose nurseries; tracking it down through rose societies and obscure collectors. You may have to order it, then wait a year or so.

COLOUR CODING

Should your hydrangeas' colour not be to your liking, now is the time to act. Pink hydrangeas will turn blue (and blue ones prevented from turning pink) when the soil's acidity is increased (as long as the soil contains aluminium, which most do). Up acidity by incorporating coffee grounds, crushed egg shells and ground citrus peel into the soil; or with applications of aluminium sulphate or bluing tonics. Blue blooms can be pinkened by applying lime. White blooms, however, will not change colour; nor will those of the oak-leaf hydrangea. Nor will change happen overnight; the effects won't be apparent for at least one season of informed and measured application.

Sow to bed

If the ground is not sodden, sow garlic, broad beans, snap, sugar and sweet peas. In the coldest zones hold off until spring.

Asparagus and rhubarb can be divided and replanted in soil replenished with compost.

Pro tips

From the experts at Kings Plant Barn

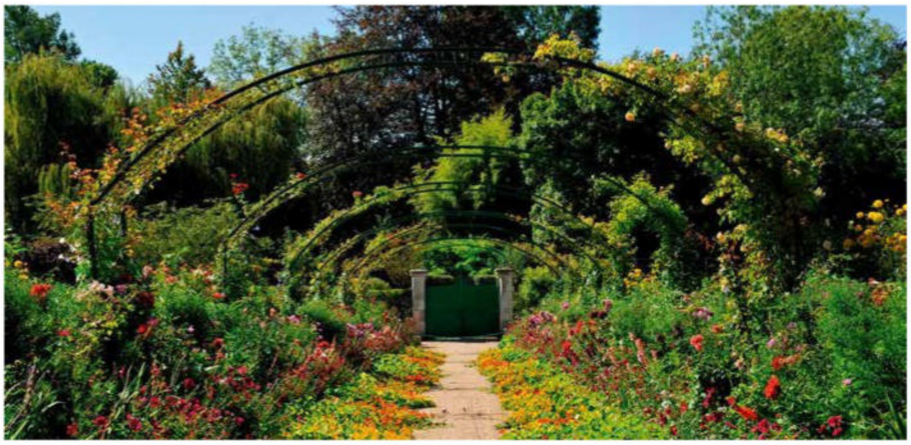
Overnight, something stripped all my vegetable leaves back to the ground. I have found lots of brown caterpillars, what do I do?

The caterpillar is a type of armyworm. Warm, humid temperatures provide conditions that can lead to breakouts in high numbers. At the first sign of attack, spray with a combination of two sprays: Success Ultra and Aquaticus Bugtrol. Spray with one, then spray four days later with the other. Success Ultra can only be used four times a season so when you have used it four times change to Mavrik and Bugtrol for the best results.

My lemon tree has bumpy, crinkled leaves and corky bumps on the fruit. What is this and should I be worried?

This is caused by a fungal condition called citrus verrucosis, aka citrus scab. While the fruit may look unsightly, the inside is not impacted and can be used. To treat this, begin a spray programme. Apply FreeFlo Copper before and after petal fall, and continue up until harvest. Spray on a regular basis to get the disease under control and for continued protection. Apply citrus food regularly and water deeply in dry periods, so the lemon tree is not stressed and more susceptible to attack.

KINGS
Plant Barn



STEAL THIS LOOK

Learn some lessons from the master. The Grande Allee in the famed Giverny garden of French impressionist artist Claude Monet is a sensational sight all summer long. However, many maintain it is at its finest in late summer when the orange and yellow nasturtiums have sprawled onto the gravel path, and in full bloom are the hot-pink and deep-red dahlias and golden yellow perennial sunflowers. By now, only the odd bloom remains on the pink climbing roses garlanding the arches and framing in green the bold study in colour below.

Apparently, the lolling nasturtiums were a happy mistake. Monet had thought he was planting a neater dwarf variety to soften the beds' edges but when he saw the interloper's effect, he liked it and planted them thereafter – thus neatly illustrating one of the thrills of gardening. The willingness of a gardener to be open to the unpredictability of nature often leads to sublime scenes. Less so does a blind and obstinate determination to impose one's preconceptions.

Garden metal sieve, $29.99, from Kings Plant Barn

CONSIDER THIS… SOIL SIEVE

Curiously low on the gardener's priority list, the soil sieve is an implement you never knew you needed so much until you had one. Just put garden soil, leaf mould or compost in the sieve and gently shake. The clumps of dirt, twigs, sticks, stones and other miscellaneous debris will remain in the sieve for further rehabilitation. Meanwhile, in a deeply satisfying manner, down through the wire mesh will fall a flurry of fine crumbly tilth, ideal for seed sowing or potting mix. Larger mesh models can be used for ridding soil from vegetables, and finer ones for winnowing seeds.

Landscape 101

Few finer structures can be found in any garden than a stone wall. This collection of stacked rocks or stone comes in many guises. It may be made of roughly angled rocks or smooth river stones, beautifully crafted by the hands of a master, or roughly cobbled together by an enthusiastic amateur. In drystone walls, skill and not mortar has been used to join the stones together. While in a gabion wall, it is a series of cages that contain the rocks. Some walls are low, allowing both views to yonder wonders and a place on which to sit, yet still keeping unwanted visitors out. High walls can offer a calming privacy within – think those fabulous old walled monastery gardens which served as a place of both safety and retreat. Retaining walls to halt erosion or to create a terrace are nowadays often only faced with stone, but the effect is that same sublime marriage of nature and humankind.

As handsome as they may be, plants can only enhance stone walls. They offer appealing microclimates for plants to grow plants on or against. Although all aspects of the wall must be considered, such as its relation to prevailing winds and rain, generally on the shadier south side ferns and hellebores will do well. Very many plants will love life on the hotter, sunnier north side. In frost-prone regions it may pay to avoid spring flowerers such as camellias and peonies on the eastern side as the quick thaw after frosts may damage the buds.

Many climbers will relish the chance to clamber up and over a wall. Likewise, there are many tiny plants who will find a home in the cracks and crevices as they gather soil over time. And remember many plants such as some succulents and thyme, *alyssum* and wallflowers – of course – survive in the tiniest amounts of soil and moisture.

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LEEK
LARGE LONDON FLAG
LETTUCE
ENDIVE
BROAD LEAVED
ESCAROLE SCHIANI

Whether you have $10, $100, $1000 or more to spend on your garden, consider this cash-savvy advice

Text **Mary Lovell-Smith**

Be it a dispassionate assessment or wild fantasising over what could be, before the garden dons its spring glories an appraisal may be in order. Starting a garden from scratch or wanting to tart up an existing one, there's a budget to consider but whatever the state of your wallet, there's plenty that can be bought to make your garden more beautiful.

Grow what you and your family like to eat.

$10 & under

SOW, SWAP & CUT

You don't get much for that little blue note. It will be a toss-up between a couple of packets of seeds or punnets of seedlings. Annual flowers are great for ready summer colour. Especially desirable are those like *alyssum*, poppies, lupins and nigella, which bloom for ages and self-seed readily so they'll be coming back year after year. Cheap and cheerful might spring to mind, but with a good eye and a touch of research the look can be moody, sophisticated, dreamy, exotic – whatever you desire.

While it pays to buy seeds of easy-to-germinate vegetables (we're thinking tomatoes, lettuce, radish), it is prudent to buy seedlings of those that are difficult to get started such as celery, eggplant, fennel and peppers.

Free or nearly free plants are, however, obtainable. Look out for seedling swaps. Visit your local community garden. Some have plants to give away, or in return for an hour or so of gardening.

A tub of rooting hormone will gobble up all your cash but cuttings can easily be taken without it. Especially on those plants that root readily, including geranium, *pelargonium*, succulents, *fuchsia* or many *salvia*. It's easier and more satisfying than you may imagine.

Fragrant lilacs.

$50 & under

CHOOSE NATIVES

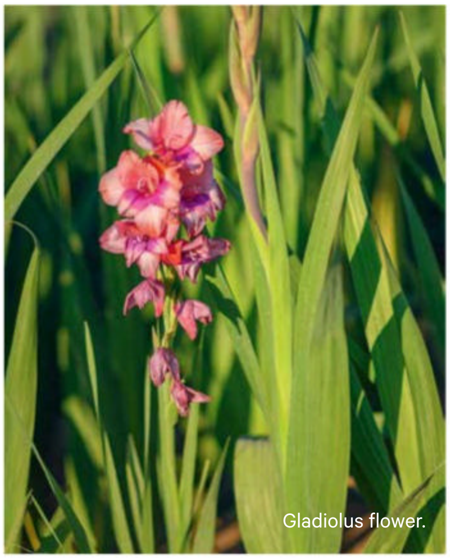
Five times the dollars, 20 times the impact. Double the seed and seedling numbers of what you'd buy with $10, and with the change buy a shrub or small native tree. Department of Conservation and other community-based nurseries up and down the country usually sell – at very good prices – young native trees, as well as mature ones. Many natives are fast growing, so the rewards come quickly. And if you choose according to your location, they should grow well with little attention.

Flowering shrubs will give foliage, screening and beauty in one hit. Roses, Californian and French lilac, *viburnum*, *hydrangeas*, *hibiscus* and flowering quince are perennially popular for good reasons.

Quince.

Plum tree in bloom.

$100 & under



Gladiolus flower.

GROWTH FUND

With a dash more cash to splash, it's time to look ahead, invest in the future with bigger, longer-living plants. Trees give a garden instant mana. Although they say you plant a tree for the next generation and the best time to plant one is 20 years ago (and the second-best is now), the feel-good, selflessness of the act is compounded by the physical and aesthetic benefits you'll reap within a year or two. And then there is the joy and anticipation of seeing them grow, slowly but surely. Before long they will be big enough for children to climb, hang a swing from and provide shade on a baking-hot day.

Try a plum tree, which in one lovely package yields blossom, green leaves, fruitfulness, autumn colour and bare beautifully formed branches.

Perennials are smallish and (usually in the domestic garden sense) flowering plants that live for years. Many die back in winter. As most can be steadily multiplied by division over those years, only one of whatever takes your fancy need be bought right now.

Most bulbs are also good multipliers and are useful for those who need to step back from instant gratification. It may seem an act of faith, planting these onion-like objects, but in six months or so when they flower you will be glad of the foresight.

> "Most bulbs are also good multipliers and are good for those who need to step back from instant gratification."

$500 & under

Beans love the support of teepees.

Dahlias.

A teepee for climbers.

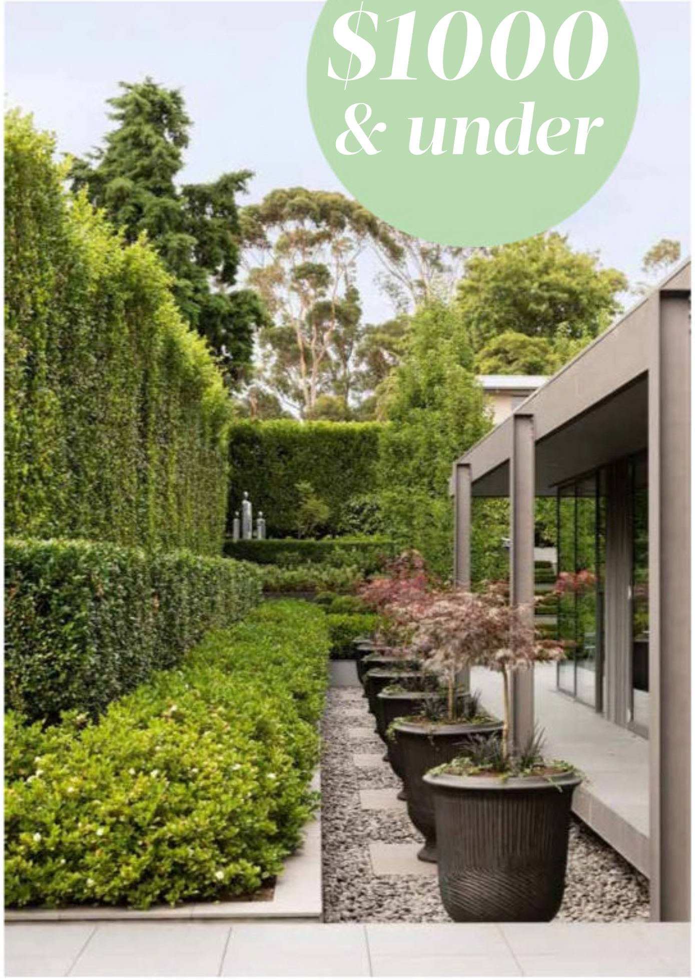
BIG IDEAS

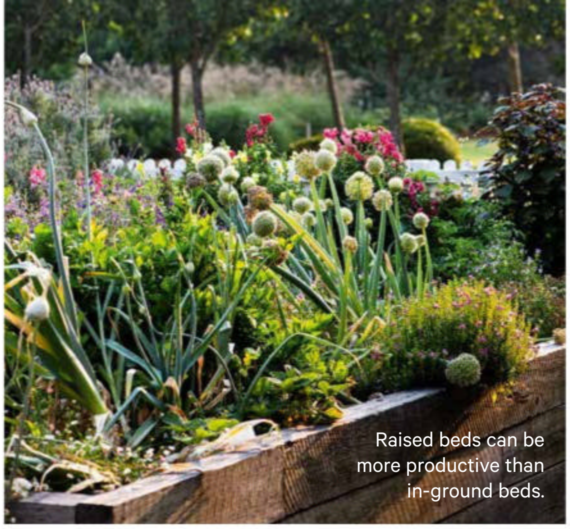
Now the budget is big enough to change direction and think of going up and over, with trellis, teepees, obelisks and archways and all the fabulous plants that can grow over them. Attached to a fence or wall, a trellis makes an attractive plants support, or covered with lush plants can become fences and screens to separate the garden into different areas, which is one of the oldest and most effective landscape design tricks in the book. Arches also act as dividers, and what lovelier way to go from one space to another than through an arch smothered in flowers. Roses, *clematis* and *wisteria* are classic English-style: for a more exotic mood consider *bougainvillea*, *pandorea*, passionfruit and tecomanthe.

Teepees of bamboo or mānuka can be bought readymade but are easy enough to construct with some patience and string, and really are needed for most tomatoes, many curcubits and some beans.

Don’t forget, too, that many taller perennials such as *dahlias*, *delphiniums* and the late-summer *heleniums* and michelmas daisies can need support.

$1000 & under





Raised beds can be more productive than in-ground beds.

ON THE LANDSCAPE

Entering four figures territory, you might well start thinking of buying your landscaping by the metre, which one enterprising Kiwi company has started selling. “Six metres of exposed contemporary, please. No, wait. Make that cottage sheltered.” These flatpacks contain three types of plants, big medium, small and in multiple combinations. No more second-guessing numbers and distances, or fretting over what looks good together or likes the same conditions.

This is the budget for some more serious planting of everything, from trees to herbs. There’s cash for raised vegetable beds and white shingle paths, and an in-ground irrigation system.

It’s also big enough to bring in a substantial container or two. Ornately classical or modernist pots, urns, planters, tubs and baths, always imbue the garden with something special. The plantings can be temporary, seasonal, permanent; the containers can be left in situ for years, or moved according to your whim.

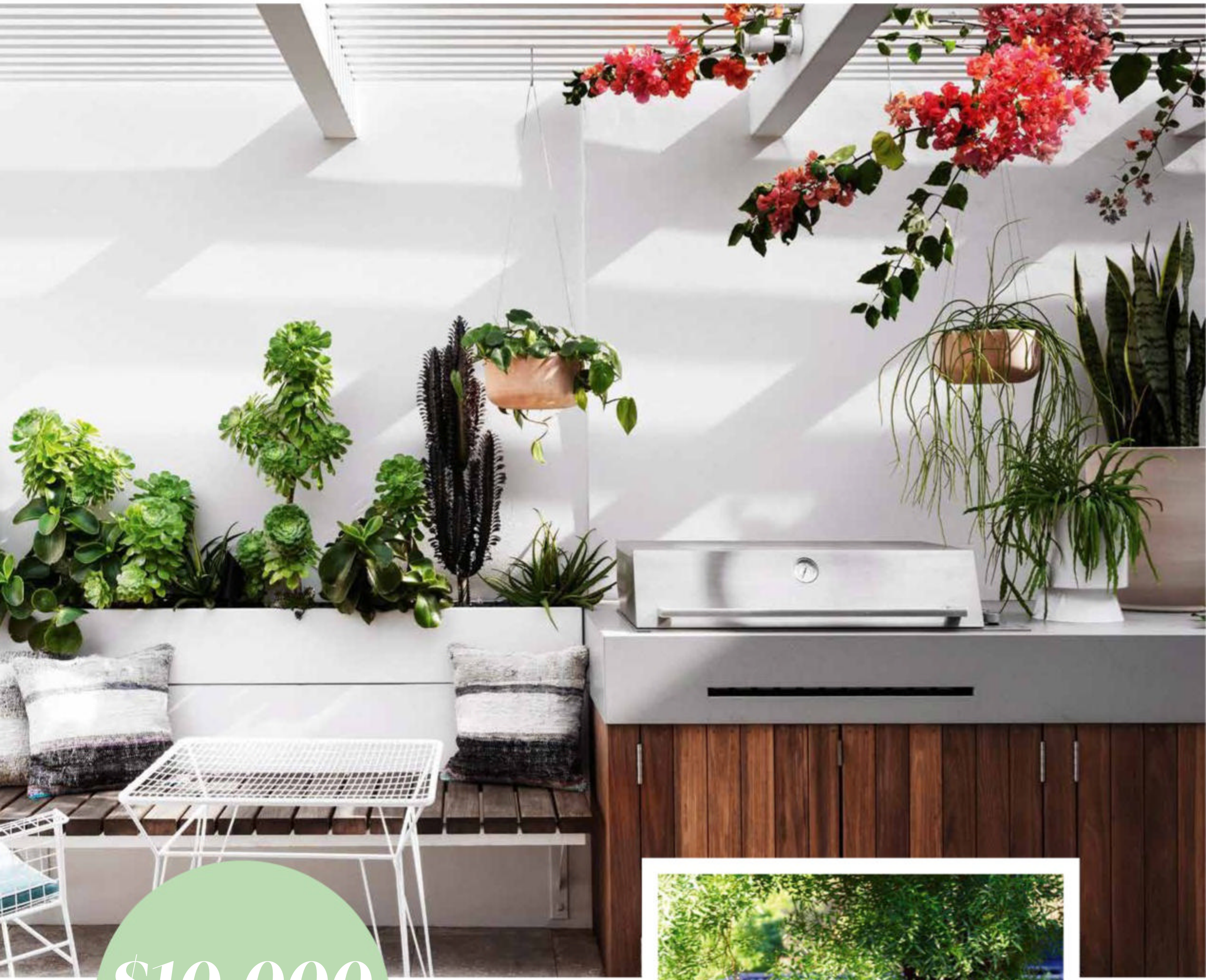
$5000 & under

ARBOUR VIEWS

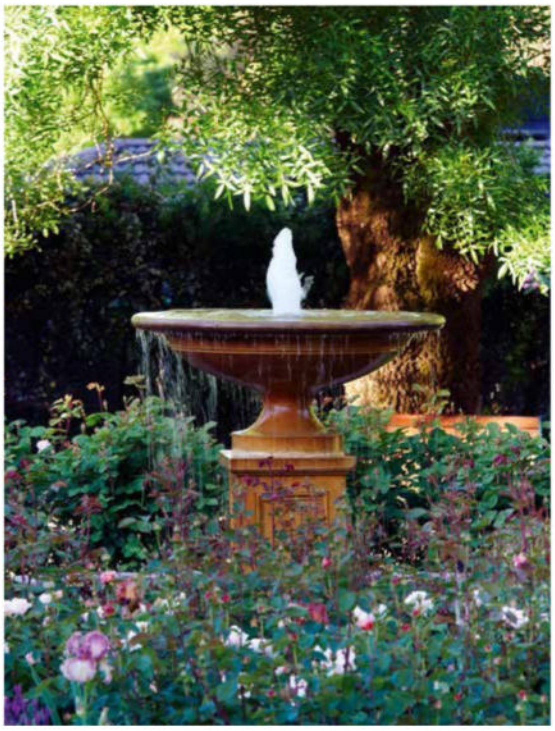
At this price point, there is no mucking around, arches and screens give way to more dramatic garden structures – tunnels, pergolas, arbours, places to be. It may just be an elongated arch but a tunnel (and it has to be at least two metres long to qualify) is a wondrous thing to amble through. A *laburnum* tunnel with its dripping racemes of yellow is a classic. Pergolas, which are in many ways shorter, fatter tunnels, are however designed for dallying, for long lunches and twilight assignations. Shrouded with table grapes, they provide fruit and shade in summer, and precious sunshine over winter. An arbour is well-suited to a smaller garden, being in one form a sheltered built-in bench seat with roof, and constructed of trellis, wire or basket weave and overgrown with some glorious vine.

Outdoor lighting can be considered – wired-in electric affairs with spotlights angled at trees, downlights along paths, mood lights in far corners; lanterns over tables, all making the garden a night and day affair. Plumb in a water tank.

A pergola provides some welcome shade outdoors.



$10,000 *& under*



BLOW THE BUDGET

Now we're talking landscaping and indulgence. Think stone walls, brick patios, hahas (sunken fences), swales (grass channels to treat stormwater run-off), computerised irrigation, outdoor kitchens and pizza ovens. Charm the wildlife and yourself with decent quantities of water, as in a rill or fountain. Blow the budget on a sculpture. Crane in some mature trees for an instant shrubbery, mini forest or private orchard. Hire a gardener for those tasks you loathe. Happy spending. ●

PHOTOGRAPHY ARE MEDIA SYNDICATION, GETTY IMAGES

Ratatouille vegetable soup with parmesan polenta toast

SERVES 4

INGREDIENTS

- 2 Tbsp extra virgin olive oil, plus extra for shallow frying
- 1 medium eggplant, cut into 2cm pieces
- 1 medium red onion, thinly sliced
- 2 cloves garlic, crushed
- 1.5 litres chicken or vegetable stock
- 400g can cherry tomatoes
- 285g piquillo or roasted red peppers, drained and torn
- 1 large courgette, sliced finely
- ¼ cup flat-leaf parsley, chopped
- ¼ cup pitted Kalamata olives, chopped
- Basil sprigs, to serve
- Chilli flakes, to serve

POLENTA TOAST

- 1½ cups milk
- ⅔ cup instant polenta
- ⅔ cup finely grated parmesan, plus extra to serve
- 1 egg, beaten lightly

1 For the Polenta Toast, place the milk in a small saucepan over medium heat and bring just to a simmer. Gradually sprinkle in the polenta, whisking continuously. Reduce heat to low and cook for 2 minutes or until thickened. Take off the heat and add two-thirds of the parmesan, season with salt and freshly ground black pepper. Set aside to cool slightly. Add the egg and mix to combine, spread into 10cm x 20cm greased and lined loaf pan. Refrigerate for 20 minutes or until set.

2 Meanwhile, heat the oil in a large saucepan over medium heat. Add the eggplant and cook, stirring for 5 minutes or until golden. Add the onion and garlic and cook for a further 3 minutes, or until just starting to colour. Add the stock, tomatoes and peppers and bring to a simmer. Reduce heat to low, cover and cook for 10 minutes, or until the eggplant is tender.

3 To thicken the soup, ladle 1 cup of the soup mixture into a blender and blend until smooth. Return the puree to the soup and stir to combine.

4 Add the courgette and cook for 2 minutes.

5 Cut the polenta into wedges.

6 In a large non-stick frying pan, heat enough olive oil to shallow fry. Cook polenta wedges until browned on both sides. Drain on paper towel, then sprinkle with remaining parmesan.

7 Serve the soup topped with parsley, olives, basil leaves and chilli flakes. Soup and polenta suitable to freeze.

PHOTOGRAPHY ARE MEDIA SYNDIC

FOOD

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Under pressure
Fast and easy multicooker marvels.

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Sound bites
What's new and noteworthy on the cuisine scene.

Potato and French onion bake

Beef rogan josh with cauliflower

One-pot WONDERS

Saute, air fry, pressure cook, slow cook and so much more – meal making is a breeze with a multicooker

Massaman beef curry

SERVES 6

INGREDIENTS

2 Tbsp peanut oil
2 large onions, cut into thin wedges
1kg gravy beef, cut into 5cm pieces
⅔ cup massaman curry paste
2 x 400ml cans coconut cream
6 cardamom pods, bruised
2 cinnamon sticks
4 star anise
2 bay leaves
3 large potatoes, peeled, cut into 4cm pieces
½ cup roasted unsalted peanuts
2 Tbsp brown sugar
2 Tbsp fish sauce
2 Tbsp tamarind paste
⅓ cup coriander leaves
Steamed rice, to serve

1 Select saute medium and preheat for 5 minutes. When the inner pot is hot, add half the oil, then the onion; saute, stirring, for 10 minutes or until lightly browned. Transfer onion to a plate.
2 Select saute high heat. Add remaining oil to the inner pot, then add beef; saute in batches, turning, for 5 minutes or until browned. Add curry paste and saute, stirring, for a further 1 minute or until fragrant.
3 Return onion to the inner pot with coconut cream, cardamom, cinnamon, star anise, bay leaves, potato and peanuts. Cover with the pressure cooker lid. Select Slow Cook low heat and set time for 8 hours.
4 Stir sugar, fish sauce and tamarind into curry.
5 Top curry with coriander and serve with steamed rice.

Potato and French onion bake

SERVES 4

INGREDIENTS

1.2kg desiree potatoes, peeled, cut into 5mm-thick slices
2 Tbsp thyme leaves
40g packet French onion soup mix
300ml cream
¼ cup milk
½ cup finely grated parmesan cheese
Extra thyme leaves, to serve

1 Lightly grease a 20cm round cake pan. Arrange potatoes upright in stacks of slices around the edge of the pan, then work towards the centre to completely cover the base of the pan, scattering with thyme as you go.
2 Combine soup mix, cream, milk and parmesan in a large jug; season with salt and pepper. Pour mixture evenly over the potatoes and let it settle. Cover the pan with foil. Place pan in the inner pot (see Tip). Cover with the air fryer lid. Select bake and set temperature to 180°C and time for 2 hours.
3 Remove the foil, then re-cover with the air fryer lid. Select bake and set temperature to 200°C and time for 30 minutes; bake until potato is tender and top is golden.
4 Stand bake for 10 minutes before serving. Serve topped with extra thyme leaves.

TIP

Fold two lengths of foil into long strips and cross under base of pan to act as a sling; this will make it easier to lower and lift the pan into and out of the inner pot.

Beef rogan josh with cauliflower

SERVES 4

INGREDIENTS

2 Tbsp olive oil
1.5kg chuck steak, trimmed, cut into 4cm pieces
1 medium onion, chopped finely
4 cloves garlic, crushed
2 tsp finely grated ginger
1 long red chilli, seeded, chopped finely
½ cup rogan josh curry paste
½ cup beef stock
400ml can coconut cream
1 cinnamon stick
4 cardamom pods, bruised
500g baby potatoes
3 tsp brown sugar
1 Tbsp fish sauce
500g cauliflower, cut into florets
300g green beans, trimmed
Flatbread, to serve

1 Select saute high heat. When the inner pot is hot, add 1 Tbsp oil, then add half the beef; saute for 6 minutes or until browned. Transfer beef to a plate. Repeat with remaining beef (there is no need to add extra oil); transfer to plate.
2 Add remaining oil to the inner pot then add onion; saute, stirring for 4 minutes or until browned. Add garlic, ginger, chilli and curry paste; saute; stirring, for a further 1 minute. Add stock, coconut cream, cinnamon and cardamom. Turn off saute.
3 Cover with the pressure cooker lid; lock the lid, ensuring steam release valve and quick release button are up. Select pressure cook high heat and set time for 30 minutes.
4 Taking care, quick release the pressure. Add potatoes to the inner pot. Re-cover with the pressure cooker lid; lock the lid, ensuring steam release valve and quick release button are up. Select pressure cook high heat and set time for 5 minutes. Taking care, quick release the pressure.
5 Stir sugar and fish sauce into the curry, then add cauliflower and green beans. Select saute high heat; saute, stirring occasionally, for 5 minutes until vegetables are tender.
6 Serve curry with flatbread.

One-pot pappardelle bolognese

SERVES 4

INGREDIENTS

50g piece pancetta
1 medium onion
1 medium carrot
1 stalk celery
1½ Tbsp extra virgin olive oil
500g pork mince
125g tomato paste
½ cup red wine
3 cups chicken stock
1 sprig rosemary
500g packet fresh pappardelle
Finely grated parmesan cheese, to serve

1 Finely chop the pancetta, onion, carrot and celery.

2 Select saute high heat. Add oil to the inner pot. When the inner pot is hot, add pancetta and mince; saute for 8 minutes, stirring frequently, breaking mince up with a wooden spoon, until browned. Add chopped vegetables and saute for a further 4 minutes, stirring occasionally, until softened. Add tomato paste and saute for 3 minutes or until the colour deepens. Add wine and saute for a further 5 minutes until almost completely reduced. Add stock and rosemary; saute until mixture boils, then cook for a further 10 minutes until slightly reduced.

3 Add pappardelle to the inner pot; pour over 1 cup boiling water. Cover pot with foil and saute for 5 minutes or until pasta is tender.

4 Serve pappardelle bolognese sprinkled with grated parmesan.

Chicken pho soup

SERVES 4

INGREDIENTS

- Cooking oil spray
- 4 shallots, sliced thinly
- 3cm piece ginger, peeled, sliced
- 4 cloves garlic, bruised
- 2 cinnamon sticks
- 4 star anise
- 1 tsp fennel seeds
- 1 Tbsp Chinese chicken stock powder, see Tips
- 4 chicken Marylands (whole chicken legs), see Tips
- 4 cups coconut water
- ¼ cup fish sauce, or to taste
- 200g pho dried rice noodles (see Tips)
- 1 cup bean sprouts
- 2 spring onions, sliced thinly
- 2 cups mixed herbs, such as coriander sprigs, Thai basil and Vietnamese mint
- 1 medium lemon, cut into wedges
- Hoisin sauce, sriracha (Thai chilli sauce) and sliced red chilli, to serve

1 Select saute high heat and preheat for 5 minutes. When the inner pot is hot, spray base with cooking oil, then add shallots, ginger, garlic, cinnamon, star anise and fennel seeds; saute, stirring, for 10 minutes or until golden and well toasted.

2 Meanwhile, combine stock powder with 1 litre hot water in a jug.

3 Add chicken, chicken stock and coconut water to the inner pot. Cover with the pressure cooker lid; lock the lid, ensuring steam release valve and quick release button are up. Select pressure cook high heat and set time for 30 minutes.

4 Taking care, quick release the pressure. Using a slotted spoon, transfer chicken to a bowl. Once cool enough to handle, remove skin and bones, then shred chicken into large pieces. Keep chicken warm.

5 Drain soup into a large jug or saucepan; discard solids. Stir in fish sauce to taste.

6 Cook noodles following packet directions. Drain, then divide among bowls; top with chicken, bean sprouts, spring onions and herbs. Ladle over the soup. Serve with lemon wedges, the sauces and red chilli.

TIPS

We used Lee Kum Kee chicken stock bouillon powder. Pho noodles are flat wide rice noodles. Do not depressurise naturally or the chicken will be overcooked.

Mexican mac and cheese

SERVES 4

INGREDIENTS

- 400g macaroni
- 60g butter, chopped
- 60g plain flour
- 3 cups milk
- ¼ cup chipotle in adobo sauce, chopped
- 200g grated Tex Mex cheese
- 2 trimmed corn cobs, kernels removed
- 3 spring onions, sliced thinly
- 100g corn chips, crushed
- Hot sauce and chopped coriander leaves, to serve

1 Bring a saucepan of salted water to the boil. Cook macaroni for 2 minutes, then drain well. (The macaroni will only be partially cooked at this stage.)

2 Meanwhile, select saute high heat and preheat for 5 minutes. When the inner pot is hot, add butter. Once butter is melted, add flour; saute stirring for 1 minute or until a sandy texture. Gradually add milk, stirring until smooth and well combined for 3 minutes. Add chipotle and half the cheese; saute stirring, for 2 minutes until cheese is melted. Stir in half the spring onion and macaroni; season. Scatter with remaining cheese.

3 Cover with the air fryer lid. Select bake and set temperature to 180°C (and time for 15 minutes; Bake until top is golden.

4 Serve mac and cheese topped with corn chips, hot sauce, coriander leaves and remaining spring onion.

Claypot chicken

SERVES 4

INGREDIENTS

2 tsp sesame oil
2 Tbsp oyster sauce
2 Tbsp dark soy sauce
1 Tbsp Shaoxing wine (Chinese cooking wine)
1 Tbsp brown sugar
2 Tbsp finely grated ginger
8 chicken thigh fillets, trimmed, quartered
25g dried shiitake mushrooms
1 chicken stock cube, crumbled
⅓ cup finely chopped coriander stems and roots, leaves reserved for serving
6 spring onions, sliced thinly
4 star anise
2 cups chicken stock
2 cups medium-grain rice
400g gai lan (Chinese broccoli), cut into 4cm lengths

1 Combine sesame oil, sauces, Shaoxing wine, sugar and ginger in a bowl; add chicken and marinate for 10 minutes.

2 Meanwhile, place mushrooms in a small bowl; pour over 1 cup boiling water and stand for 10 minutes or until softened. Remove mushrooms and finely slice; reserve soaking liquid.

3 Line base and side of the inner pot with baking paper; this will prevent food from catching on the base and the appliance turning off. Place chicken and marinade, sliced mushrooms, mushroom soaking liquid, stock cube, coriander stems and roots, spring onions, star anise, stock, rice and gai lan in the inner pot. Cover with the pressure cooker lid; lock the lid, ensuring steam release valve and quick release button are up. Select pressure cook low heat and set time for 4 minutes. Taking care, quick release the pressure.

4 Serve chicken and rice mixture topped with reserved coriander leaves.

Smoked cheddar soda bread

SERVES 8

INGREDIENTS

1½ cups wholemeal flour
2 cups white spelt flour
1½ tsp baking powder
1½ tsp baking soda
1 tsp sea salt flakes
80g butter, chopped finely
2 cups smoked cheddar, coarsely grated
1½ cups buttermilk, approx., plus extra for brushing
½ cup mixed seeds
Cooking oil spray

CHILLI BUTTER

125g butter, softened
125g sriracha mayonnaise

1 Grease a deep 20cm round cake pan; line base and side with baking paper.

2 Put flours, baking power and baking soda and salt into a large bowl, stir well. Using fingertips, rub in butter, then stir in cheddar. Add enough buttermilk to mix to a dough. Knead dough gently on a floured surface until just smooth. Shape into a 17cm round and flatten the top. Sprinkle a third of the seeds in the base of the pan, then place dough round in pan. Brush top with extra buttermilk and sprinkle with remaining seeds. Make a shallow criss-cross cut on top of the dough. Cover pan with foil, securing with string. Make a handle with extra string.

3 Add 2 cups water to the inner pot, then place the wire rack in the pot. Place pan on top of rack. Cover with the pressure cooker lid; lock the lid, ensuring steam release valve and quick release button are up. Select steam high heat and set time for 50 minutes.

4 Taking care, quick release the pressure. Remove pan and rack from the inner pot. Transfer bread, top-side up, to rack and spray all over with cooking oil. Place the bread on rack back in inner pot. Cover with the air fryer lid. Select roast and set temperature to 180°C (and time for 10 minutes; roast until bread is golden.

5 To make the Chilli Butter, beat butter and mayonnaise with an electric mixer until light and fluffy. Serve warm slices of bread with Chilli Butter.

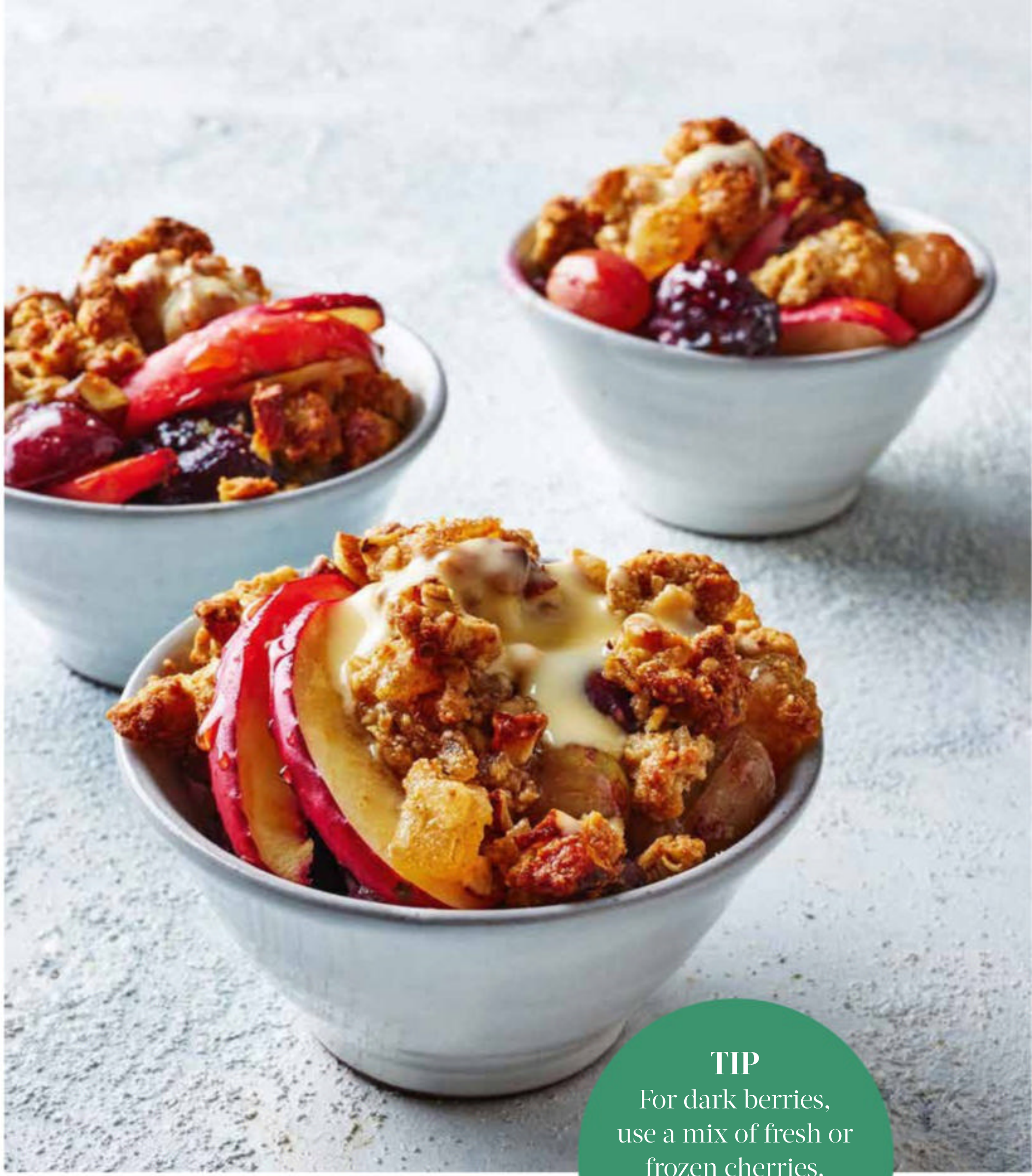
Banana cake with cream cheese frosting & miso caramel

Banana cake with cream cheese frosting & miso caramel

SERVES 8

INGREDIENTS
150g unsalted butter, melted
½ cup brown sugar, firmly packed
¼ cup golden syrup
¼ cup white (shiro) miso
2 eggs
1 cup ripe banana, mashed
1½ cups self-raising flour
½ cup plain flour
1½ tsp ground cinnamon
½ cup walnuts, coarsely chopped
½ cup buttermilk
MISO CARAMEL
1 cup honey
1 cup cream
1½ Tbsp white (shiro) miso
CREAM CHEESE FROSTING
375g cream cheese
½ cup icing sugar

1 Grease an 18cm round cake pan; line base and side with baking paper.
2 Whisk butter, sugar, golden syrup, miso and eggs in a medium bowl until well combined; stir in banana. Fold in combined sifted flours and cinnamon, walnuts and buttermilk until well combined. Pour mixture into pan and smooth the surface. Cover loosely with foil.
3 Place the air fryer base in the inner pot, then place the pan on top. Cover with the air fryer lid. Select bake and set temperature to 180°C and time for 1 hour 10 minutes.
4 Remove the foil, then re-cover with the air fryer lid. Select bake and set temperature to 180°C and time for 20 minutes; Bake until a skewer inserted in the centre comes out clean.
5 Remove the pan from the inner pot. Leave cake in pan for 10 minutes before turning top-side up onto a wire rack to cool completely.
6 Meanwhile, make the Miso Caramel, select saute high heat. Add honey to the inner pot; saute for 3 minutes or until darkened. Taking care, as mixture will splatter, stir in cream then miso until smooth. Cool to room temperature.
7 To make Cream Cheese Frosting, process ingredients until smooth. Refrigerate until required.
8 Spread top of cake with Cream Cheese Frosting, then drizzle with Miso Caramel.



Apple & berry ginger crumble

SERVES 4

TIP
For dark berries, use a mix of fresh or frozen cherries, blackberries and blueberries, or only one type.

INGREDIENTS
FILLING
4 medium pink lady apples, cut into 1.5cm-thick slices
750g dark berries (if using cherries, halve and pit) (see Tip)
200g seedless red grapes, halved
¼ cup plain flour
⅓ cup caster sugar
1 tsp vanilla bean paste
1 tsp ground ginger
CRUMBLE
1 cup crispy oat clusters nut cereal
¼ cup ground almonds
40g butter, melted
½ tsp ground ginger
1 Tbsp honey
½ cup natural almonds, roasted, chopped coarsely
¼ cup crystallised ginger, coarsely chopped
Custard, to serve

1 To make the filling, place ingredients in a large bowl; toss until fruit is well combined and coated in flour and sugar.
2 To make Crumble, combine ingredients in a medium bowl. Using your fingertips, press the mixture into clumps.
3 Place the air fryer base in the inner pot. Grease four 1½-cup ovenproof dishes (or a large round 1.75-litre/7-cup ovenproof dish). Check the dishes fit in the inner pot.
4 Spoon filling into the dishes and top with crumble; loosely cover with foil. Place the dishes in the inner pot. Cover with the air fryer lid. Select bake and set temperature to 180°C and time for 30 minutes.
5 Remove the foil, then re-cover with the air fryer lid. Select bake and set temperature to 180°C and time for 10 minutes; Bake until fruit is tender and crumble is golden.
6 Serve warm, drizzled with custard.

SWEET ON THIS

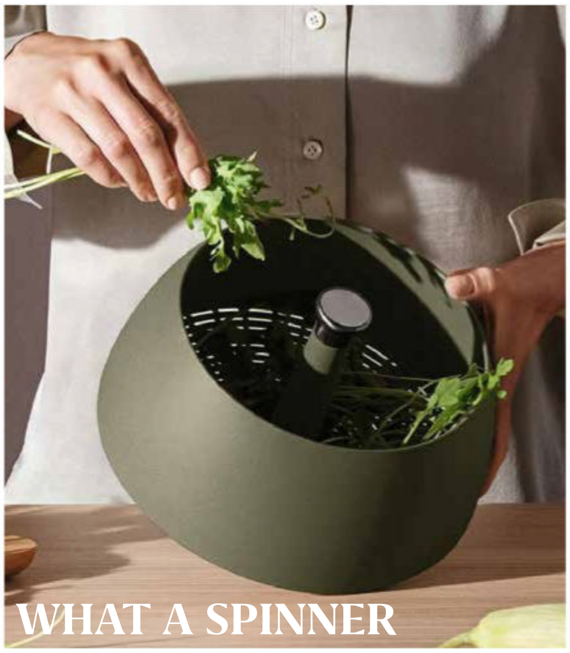
Augustines of Central in the South Island makes the award-winning Blackcurrants in Cassis liqueur syrup, which earns a pantry 'most useful'. You can add it to a G&T, pour it over ice cream or use it in a cake – you're really only limited by the sweet things you make. $16.99, from Farro.

BLACKCURRANTS IN CASSIS
Augustines

FOOD & DRINK NEWS

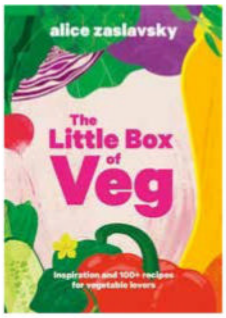
sound bites

All the ingredients for kitchen and entertaining success



WHAT A SPINNER

LOOKS ASIDE, THIS FANCY PANTS SPINNING COLANDER BY EVA SOLO IS BRILLIANT AT GETTING RID OF ALL THE WATER FROM YOUR SALAD LEAVES SIMPLY BY PUSHING DOWN THE AXLE ON TOP. IT'S ALSO GREAT AT RINSING FRUIT AND DRAINING PASTA WATER. $170, FROM FATHER RABBIT.


alice zaslavsky
The Little Box of Veg
Inspiration and 100+ recipes for vegetable lovers

VEGGING OUT

Australian self-styled 'vegelante' Alice Zslavsky's *The Little Box of Veg*, ($32.99, Murdoch Books) is a cute box of recipe cards, which on the opposite side have handy tips about how to buy, prep and pair each vegetable. No-Tears Onion Soup (the secret is to leave the skins on) and Greek Rice Pudding with pumpkin sound so good right now.

pic's PEANUT BUTTER
BLUE FROG
REALLY GOOD GRANOLA
PEANUT BUTTER CRUNCH
CRUNCHILICIOUS

BREAKFAST CLUB

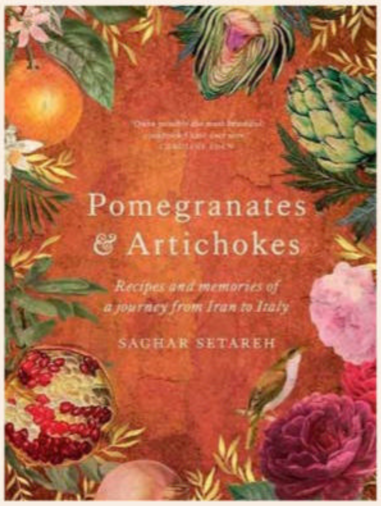
REALLY GOOD GRANOLA PEANUT BUTTER CRUNCH IS THE LOVE CHILD OF BLUE FROG, THE BREAKFAST PRODUCTS PEOPLE AND PIC'S PEANUT BUTTER, THE PEANUT BUTTER PEEPS. NEW ZEALAND OATS AND SMOOTH PEANUT BUTTER COMBINE TO GIVE, IN THEIR WORDS, A 'CRUNCHILIOUS' START TO THE DAY WITH THIS NEW OFFERING. $9.99 FROM SUPERMARKETS.

BUFFALO CHEESE
WHIPPED CREAM CHEESE

Clevedon Buffalo Co's Spiced Orange Marinated Cheese and Whipped Cream Cheese.

BUFFALO GIRLS

Think cream cheese is all much of a muchness? You need to try Clevedon Buffalo Co's Whipped Cream Cheese. The original Kiwi buffalo farmers who've been using buffalo milk to make cheeses for the past 16 years, have elevated that humble dairy product into a smooth, tangy hit. There are so many ways to have it, including with honey after dinner. It also won a gold medal in the Fresh Unripened category at the NZ Champions of Cheese Awards. $11.50, from clevedonbuffaloco.nz


Pomegranates & Artichokes
Recipes and memories of a journey from Iran to Italy
SAGHAR SETAREH

MIDDLE EAST TO THE MED

Iran-born Saghar Setareh moved to Italy at 22 and her cookbook *Pomegranates & Artichokes* ($55, Murdoch Books) is a collection of recipes from Iran, Italy and places "in between". She's a food writer and photographer, and as you'd expect, the food images are stunning – bringing dishes such as the Sweet Saffron Omelette, Date and Onion Frittata, Crustless Pie with Potato, Egg & Cheese and Ricotta & Wild Cherry Pie to life.

EXPERT STYLE IS JUST A CLICK AWAY

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LIVING

COME ON BARBIE, LET'S GO PARTY

2023 is the year of pink, pink, and more pink thanks to the hotly anticipated release of *Barbie.* Starring Margot Robbie, Ryan Gosling and Will Ferrell, this movie is jam-packed with Malibu dreamhouses and all things plastic fantastic. Don't be a Ken, check out the hot-pink sensation for yourself. *In cinemas from 20 July*

PHOTOGRAPHY JAAP BUITENDIJK/WARNER BROS PICTURES

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Rest, relax and get more you time.

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Busman's guide to...
East Christchurch. Fun eateries, boutiques and more.

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Women we love
Cast artist Messini Palace is going against the mould.

downtime

INSPIRING WAYS TO REST, RECHARGE AND GET MORE YOU-TIME

A CITY COMES TO LIFE

Elemental AKL is returning to Tāmaki Makaurau to celebrate the best of arts, eats and beats. From glittering installations, curated dining experiences, international headliners and gasp-worthy live theatre, there's something for everyone, no matter the budget or tastes. If you've been feeling the winter gloom, get yourself out and about with a lineup that shouldn't be missed.

20 July to 6 August, aucklandnz.com/elemental

Let it snow, let it glow

Greytown has always been a cutesy, chocolate-box town after our hearts, but come winter the streets come alive with festive cheer. The Festival of Christmas is a month-long extravaganza of mulled wine, twinkling lights and crafts galore. If you're seeking some Yuletide spirit, look no further.

1-30 July, greytownvillage.com

MATARIKI MAGIC

The windy city celebrates the Māori New Year in style with Matariki ki Pōneke. A free, whānau-friendly experience that's chock-a-block with fireworks, installations and performances. Make sure to check out Mana Moana Pōneke, a series of indigenous short films projected onto a water screen, which is about as cool as it sounds.

13-16 July, wellington.govt.nz

FIND GOLD ON THE SILVER SCREEN

Roll on up, it's the best time of year for cinephiles. That's right, Whānau Mārama: New Zealand International Film Festival is back and better than ever with a range of movies and documentaries to suit film buffs of every stripe. Get the scoop on the films your friends will be raving about all year and treat yourself to a night out on the town.

19 July to 6 August, nziff.co.nz

Afire by Christian Petzold.

EAT, DRINK, PLAY, REPEAT

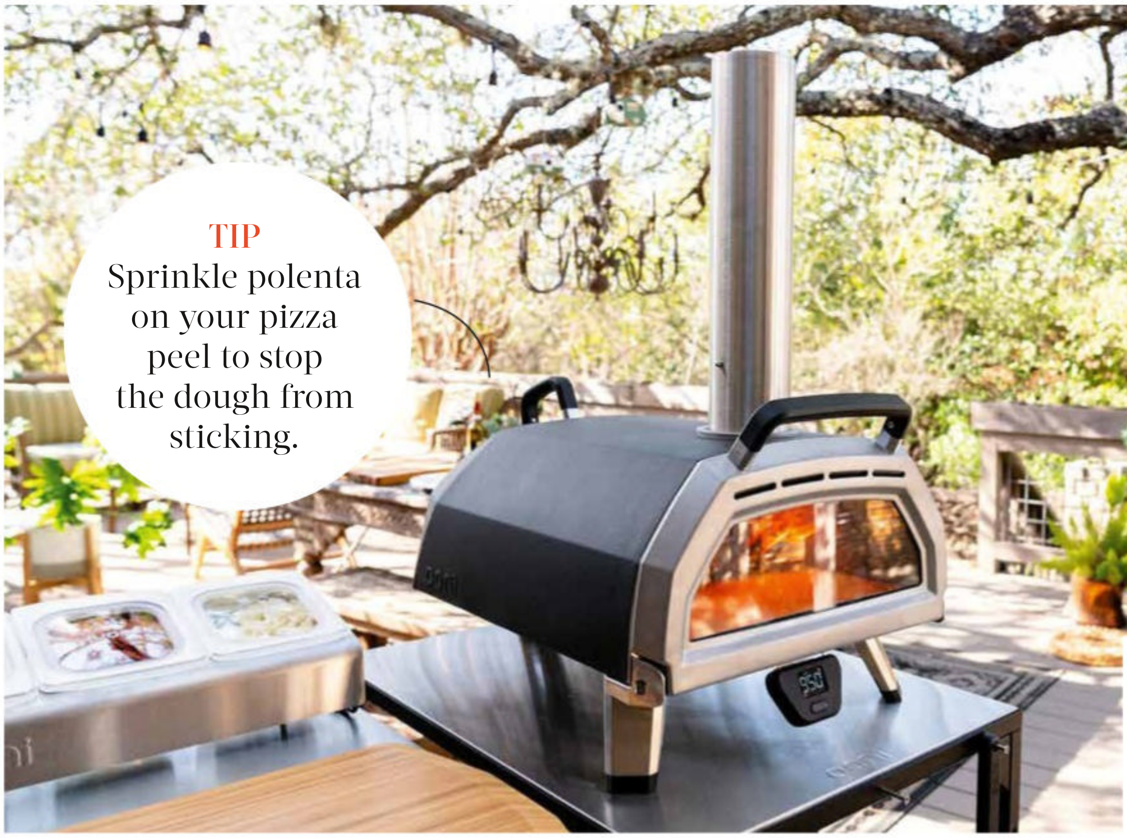
Wellington is going to be abuzz with Eat Drink Play – a festival dedicated to celebrating and uplifting the hospitality scene. The theme "Feed your soul" culminates in the celebration of Matariki and is full of delights. A gin appreciation night, bottomless drag, a banh xeo bonanza, and even a murder mystery party are just a taste of what's on offer. *1-16 July, eatdrinkplay.co.nz*

REVIEW

INSPECTOR GADGET

Fancy pizza for dinner? We fire up the Ooni pizza oven

Text **Fiona Hawtin**



TIP
Sprinkle polenta on your pizza peel to stop the dough from sticking.

What's under the microscope? The Ooni Karu 16 multi-fuel pizza oven.

What's the elevator pitch, please? It's an outdoor pizza oven that cooks either wood-fired or gas-powered 16-inch pizzas in a New York minute thanks to the ultra-high heat.

And in more depth, what does Ooni say it does? Pretty much that it's an outdoor pizza oven that cooks either wood-fired or gas-powered pizzas in 60 seconds. In just 20 minutes, the oven will reach 500°C, perfect for a crispy outside crust that's chewy on the inside. You'll be able to cook authentic, stone-baked, restaurant quality pizzas, as well as roast meat, sear vegetables and bake fresh bread.

Where is it from? Scotland, of all places. Still don't let the fact that it was created in the home of haggis worry you. It has been approved by the True Neapolitan Pizza Association, an Italian not-for-profit organisation that protects true Neapolitan pizza worldwide. It has reached cult status and is now available in New Zealand on its local website.

Is it all it's cracked up to be and do we need it in our lives? That's a resounding yes. We set it up using the gas-powered option for an office lunch and fell hard for the amazing pizzas we were whipping up. Because of that high heat, the bases are exceptional – puffed up and crisp on the outside and it can melt cheese in a heartbeat. And you can watch it as it cooks so you don't burn it thanks to the glass oven door. None of us will be trying to cook pizza from our ovens again. We've been ruined.

It can't be all milk and roses. Any downside? We found it took more like two minutes to cook ours to perfection, but waiting two minutes for each one to come out of the oven wasn't exactly a hardship.

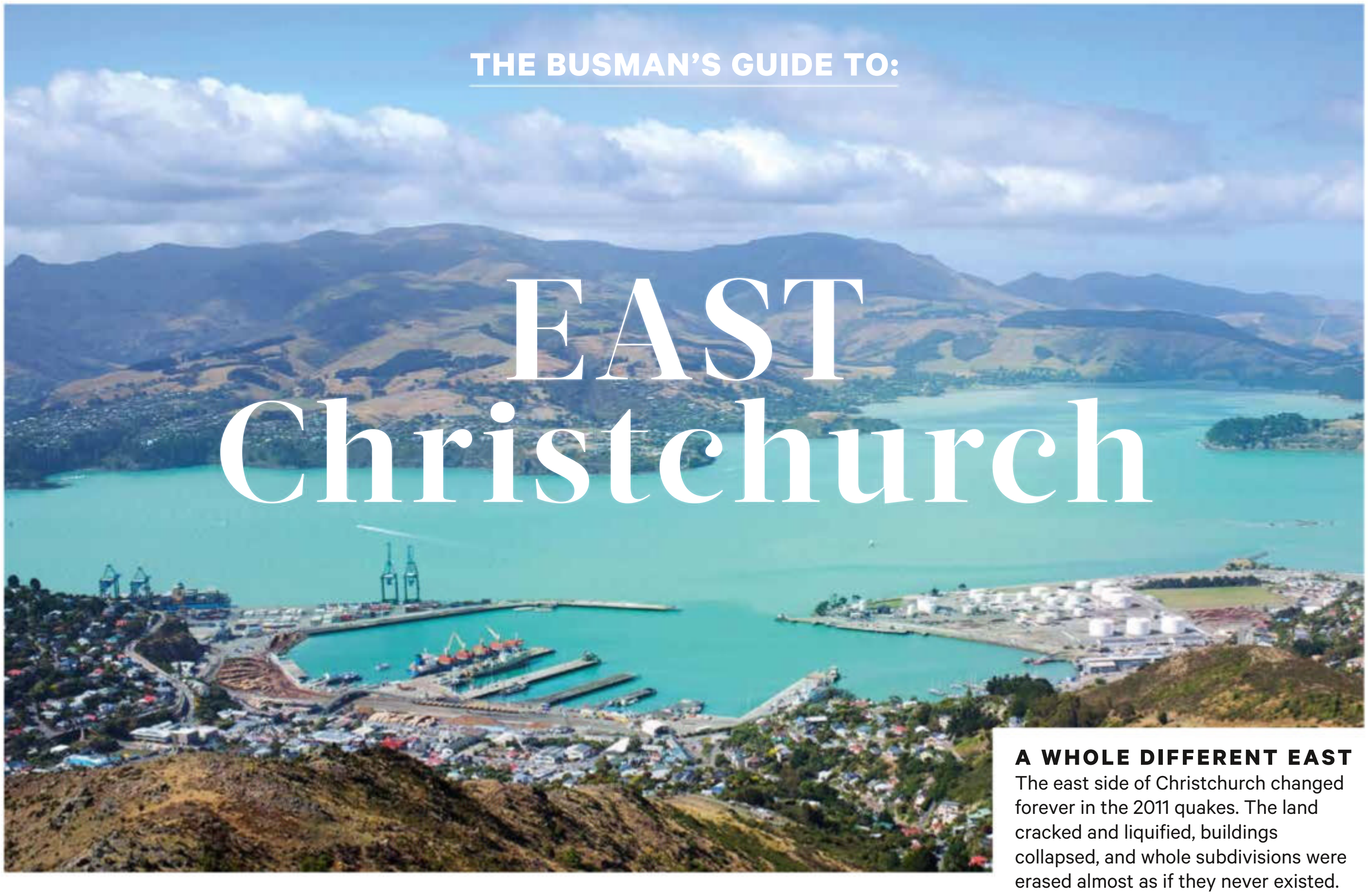
Is it complicated to use? You will need to follow the instructions in the assembly manual (something I fobbed off to someone who actually reads instructions), but it was intuitive and didn't require many steps. Then, all you do is hook up the gas and wait 20 minutes for it to reach 500°C and within minutes you'll be serving up pizza like you were working in a joint in Naples.

The fruits of our lunchtime labour (right). Note the incredible crust.

Cost? $1595, from nz.ooni.com. The gas burner and accessories, such as the peel, cost extra. You will need the peel to not only to look the part, but to get the pizza in and out of the oven. There are other versions including the Ooni Karu 12 Multi-Fuel Pizza Oven, which at 12kg is portable and does smaller, 12-inch pizzas for $699.

THE BUSMAN'S GUIDE TO:

EAST Christchurch



A WHOLE DIFFERENT EAST

The east side of Christchurch changed forever in the 2011 quakes. The land cracked and liquified, buildings collapsed, and whole subdivisions were erased almost as if they never existed. But now the red zoned land of the east is a green space nearly twice the size of New York's Central Park. Surviving businesses adapted to suit the new times, and creative enterprises popped up in unexpected places. The east is back and bolder than ever.

Bypass the city centre and explore an area peppered with boutique shopping, niche retailers and fun eateries

Text **Becca Smith**

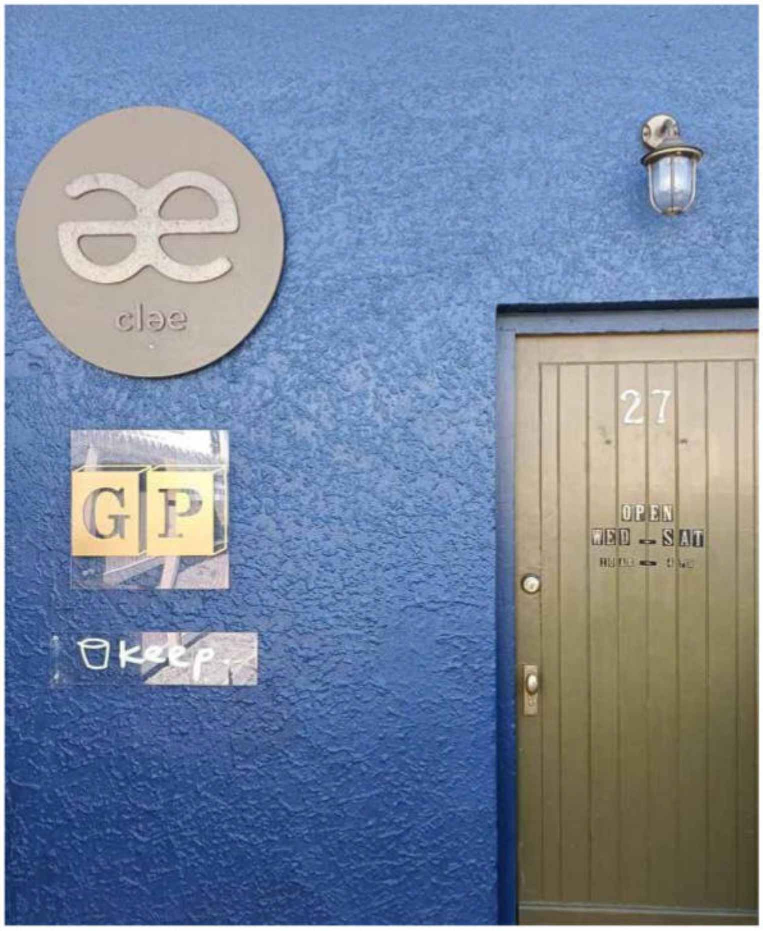
Hotter than Bond, Cooler than Bullitt.
SHAFT

STUFF WOOLSTON

646 FERRY ROAD, WOOLSTON

Ferry Road, with its multitude of second-hand stores has long been a stalwart on the junk junkie's must-go list. New kid on the block is **Stuff Woolston**, the name being a tongue-in-cheek pushback at real estate agents who like to label up-and-coming Woolston "Coolston". The irreverence and humour is a theme to this store, which is guarded by a four-metre tall model of Salvador Dali. The signs are witty, the displays amusing and the walls are covered in vintage movie posters. You can buy anything here from a kitsch rooster made of shells to an elegant Italian chrome commercial espresso machine from the 1950s. Grab a drink from the coffee caravan on the forecourt and be prepared to spend a while fossicking through the eclectic stock for your must-have item or two.

In Phillipstown, three businesses share a building. First up is General Pottery (left), which is crammed full of must-haves for potters; in the middle is a gallery shop called Keep (middle left); at the far end is Clae studio, which offers a variety of pottery classes.



GOAT
SML
MED
LRG

27 Essex
General Pottery/Keep/Clae

27 ESSEX STREET, PHILLIPSTOWN

Go through the sage green door and you're in **General Pottery** run by potter Gwen Parsons. Jam-packed with everything needed to become a potter, it's arranged in such an orderly fashion it's like stepping into an ex-military grandfather's garden shed. There's a huge range of clays, glazes, slips and tools, but nothing that is useless or frivolous. All products are ethically sourced, made from sustainable or recycled/reusable materials and, where possible, locally produced. Many of the tools are designed in-house and created from brass and reclaimed rimu by local craftsmen.

Keep, a small gallery shop run by ceramicist/engineer Emma Turner, sits in the middle of the long building, and is stocked with fun and practical ceramic wares from local artists.

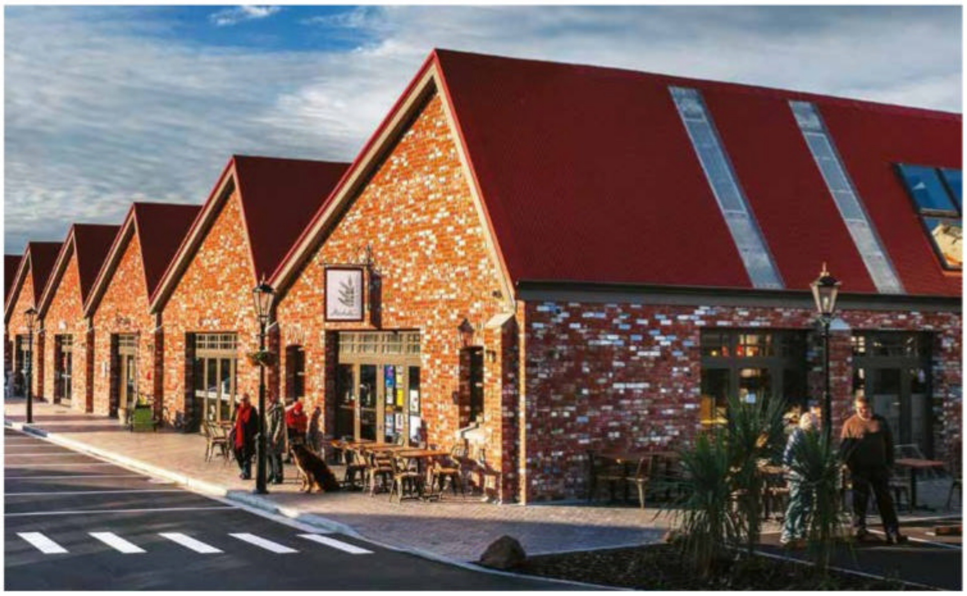
At the far end is **Clae**, a studio run by celebrated potter Tatyanna Meharry. She offers a variety of classes from a one-evening "Try the Clae" experience through to eight-week courses.

LONG WAY HOME

THE TANNERY, 3 GARLANDS ROAD, WOOLSTON

The last thing you expect to find deep in Woolston's industrial area is an Edwardian shopping arcade complete with Italian mosaic tile floors, leadlight windows and tall palms throughout, but there it is. The quakes of 2011 spurred Alasdair Cassels to put something back into the devastated city, so he and his family painstakingly renovated an old tannery factory from the 1870s into what is now one of the country's most elegant malls.

The mall quickly became home to displaced businesses from the inner city and nearby Sumner, including Manchester Street's famous Smiths Bookshop (established 1894), Bolt of Cloth (New Zealand stockist of Marimekko), and eldest daughter Maddy Cassel's own shop from Sumner. Long Way Home houses an exquisitely curated collection of homewares, linen clothing, toiletries, books and toys.



Aromaunga Baxters Flowers

116 BRIDLE PATH ROAD, HEATHCOTE VALLEY

Hidden way up a leafy winding driveway in Heathcote Valley is perhaps the city's best-kept secret, Aromaunga Baxters Flowers shop. Aromaunga (which means to look towards the mountains) was founded around 45 years ago by Marion and Colin Baxter, whose three sons now run the business. More than 50 varieties of flowers are grown on the site and are supplied all over the country. Order on their website and they also have their own florist website through which they get much of their business for courier delivered bouquets, and special occasion flower arrangements. Unlike most florists, they sell only what they grow. Apart from signs out on the road, the shop isn't advertised, so people know of it by reputation. Word-of-mouth obviously spreads far and wide. "Yesterday," the friendly woman behind the counter tells me, "Rachel Hunter came in."

SUPER
SUPER

SUPER

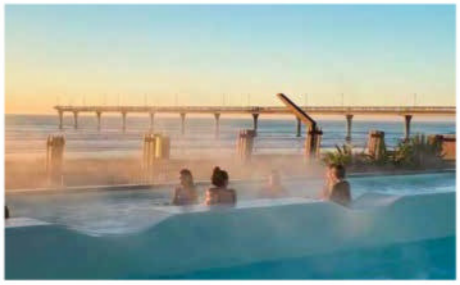
5 NORWICH QUAY, LYTTELTON

Super, a Japanese /Maori-inspired restaurant, is the brainchild of wāhine toa Sahni Bennett, a mother of seven, who confesses "feeding people is her language of love". Situated in the restored 1880 Harbour Board building, Super complements the enormous Victorian windows and high ceilings with hot pink neon artwork to create an atmosphere that is open, relaxed and funky. Agedashi tofu, hangi kūmara flatbread and fresh oysters with tosazu mignonette are some of the mouth-watering delights on the menu, along with cocktails such as sakura fizz, sake sangria and kimchi bloody Mary.

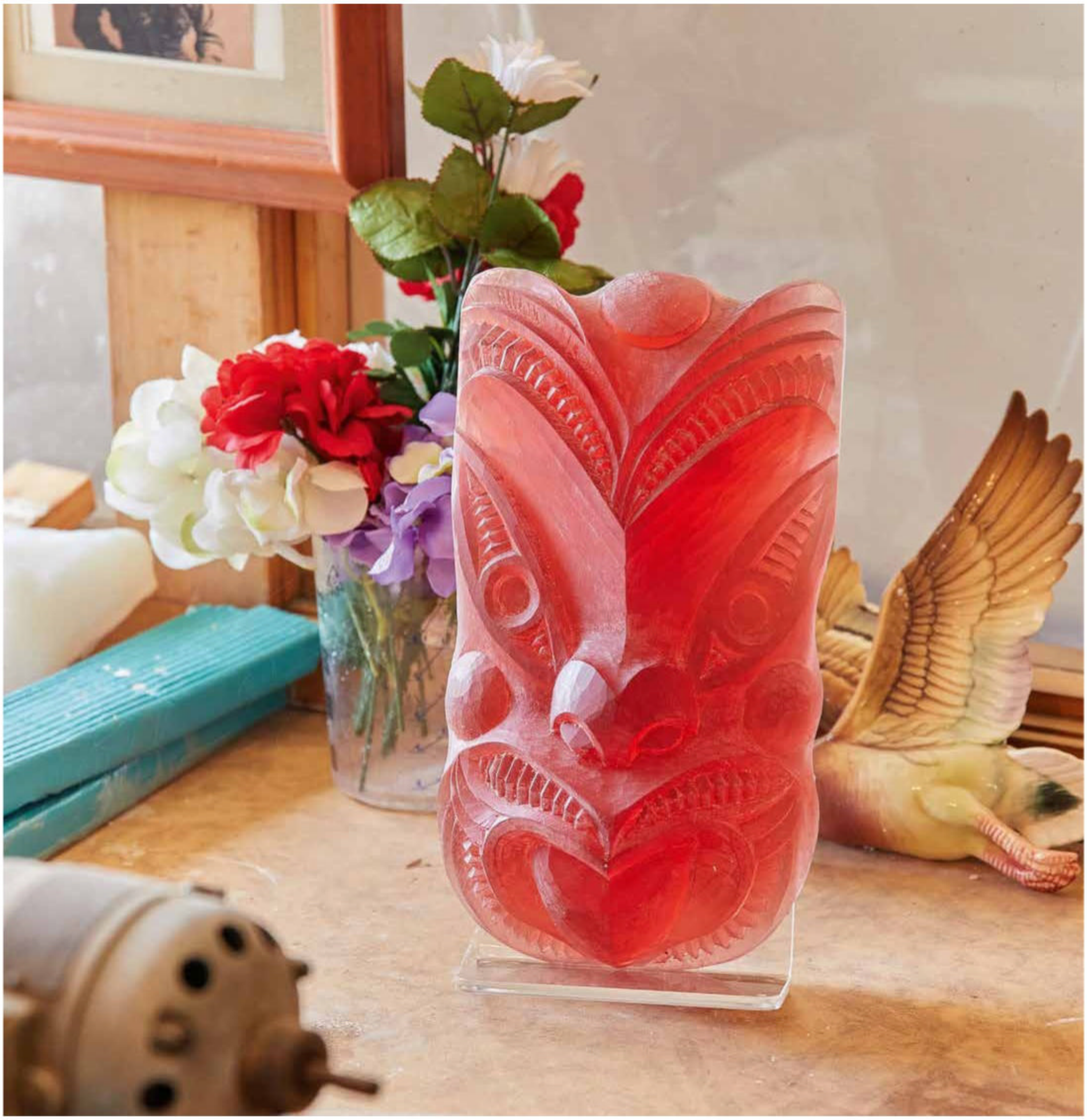
PHOTOGRAPHY BECCA SMITH, CHRISTIAN CARRUTHERS

ALSO VISIT

Make a splash at the New Brighton Hot Pools by the sea, **He Puna Taimoana**. With five heated pools, plunge pool, sauna and cafe, there is something for everyone. The **Lyttelton Farmers' Market** (Saturdays, 10am to 1pm) with so much delicious food, live music and adjoining craft/collectibles markets, it's well worth stopping by. Book a stay at **The Stables**, 22 Canterbury Street, Lyttelton. In converted stables, this two-bedroom apartment, complete with log burner, is a quiet haven in the heart of Lyttelton's bustling township, and features a private garden courtyard with stunning views across the harbour. As one reviewer put it, "Don't bother staying in Christchurch city... jet through the tunnel and stay at The Stables."



Face value



Cast artist Messini Palace is going against the mould, creating a contemporary twist on time-old traditions

Text **Caroline Moratti** Photography **Kate Battersby**

WHAT RESIN-ATES
"Resin offers the ability to play with beautiful colours as well as a delicious play on light," Messini says. "The transparent or opaque quality of resin sets off the carved or chiselled features, bringing them to life."

Messini Palace is at her Auckland studio seven days a week, her self-proclaimed "happy place." It's there she creates the most dazzling, transfixing cast art with resin and ceramics. "The possibilities seem endless, and I am obsessed with form and colour and how I can transform a traditional whakairo rākau (wood carving) design into a contemporary piece," she says. Having only recently connected with her whakapapa (Ngāti Apakura and Ngā Puhi), Messini is "coming home" through her work, each piece a brick in the road there.

When and how did you start making cast art? I am relatively new to being a full-time artist. I cast my first wheku (carved face) around December 2021 in hard finish plaster. I think Covid lockdowns and an unhappy work life pushed me back into my creative space. I had also been exploring my Māori whakapapa so casting whakairo rākau seemed to happen organically, starting with a piece I had bought in a thrift shop about 20 years ago.

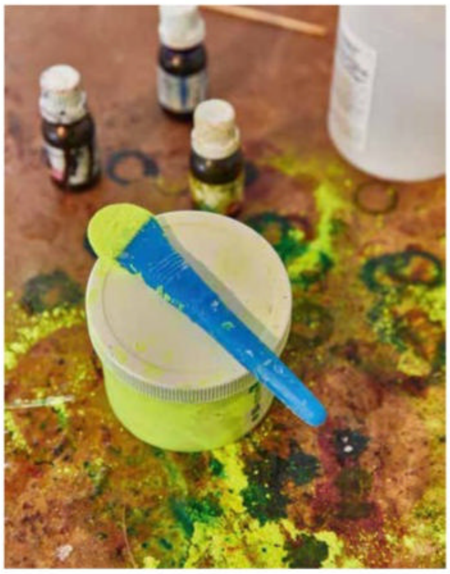
Do you think being self-taught has informed your art? Being self-taught at mould making and casting means that mistakes have and continue to be made. I have probably created my own techniques and learned to problem solve and evolve in a very organic way. It's very rewarding and sometimes frustrating.

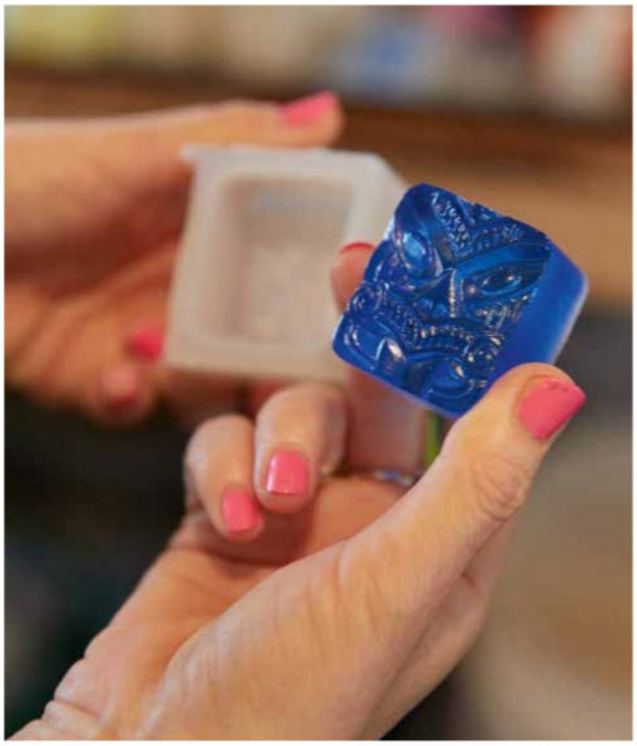
What's the process for making your resin pieces? I often cast from one single mould for my bigger pieces like the tekoteko (carved figure), or a maximum of nine moulds for the smaller pieces like the Whānau Ariki cubes or the hei tiki mini vase. The silicone moulds only last for approximately 10-15 casts before they deteriorate and I have to remake them. In some cases, they will be limited edition pieces as I won't remake that particular mould. As well as making the individual moulds, the curing time is between 24-72 hours for resin, and then there is grinding, sanding, cleaning and finishing. This means that each piece, large or small, is handmade and unique.

How about your ceramic casting? The plaster wheku is made using a similar process but takes longer due to the minimum three-day curing time and the four layers of paint and drying time between coats. I have a separate area with a spray tent and an extractor fan where I don a mask and hazmat suit to spray him in select vibrant colours like hot pink. I then select paua eyes that bring him to life and draw from his traditional past.

Your work merges traditional toi Māori with contemporary mediums and colours. Can you explain what you love about that intersection? I often cast from vintage Māori carvings that were largely produced for the Pākehā tourist market from around the mid-century. I feel there is a subversive nature to my work, taking this toi Māori and breathing a new journey, life, and intention into these pieces. I also engaged master carver Michael Matchitt to create my current main wheku. I continue to transform this wheku through medium and colour. The familiarity of Māori design married with such vibrant, contemporary colours and mediums seems to appeal to a wide demographic and continues to connect me to wonderful people from all walks of life.

You discovered and connected with your whakapapa later in life, what





MANA WĀHINE

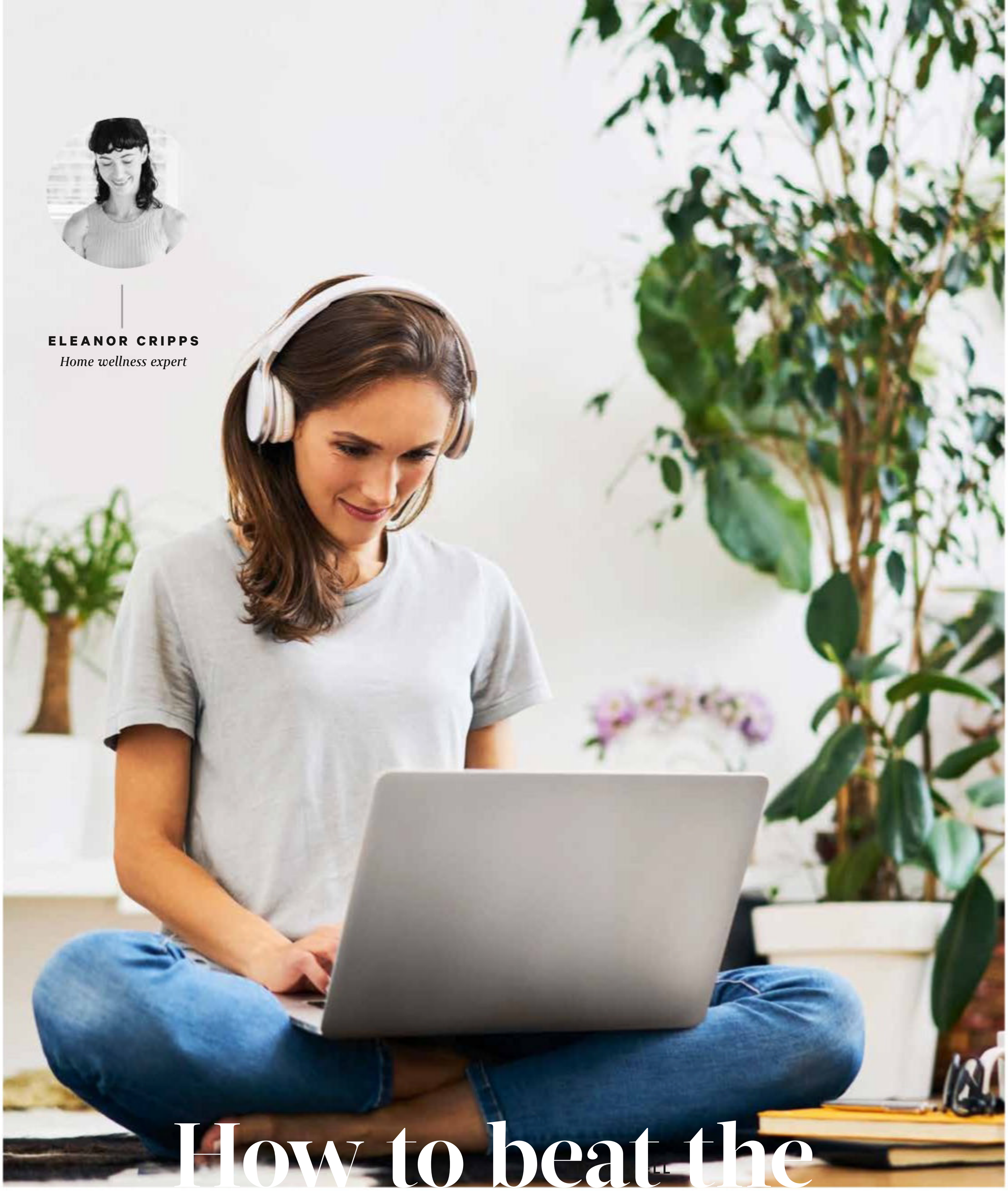
"Art is about connecting to yourself and to others. Your art has the power to inspire and heal from the inside out," says Messini. The artist has a deep connection to her tupuna (ancestors), having pictures of her nannies hanging in her studio to feel their presence – "strong women who persevered through unimaginable diversity".

was that journey like for you? My journey with my art is deeply intertwined with my whakapapa. After travelling and living abroad for 20 years, I returned to Aotearoa and embarked on a journey of whakapapa discovery, meeting and uniting with Ngāti Apakura iwi and recently witnessing the negotiation for the return of a small but significant piece of whenua to my landless iwi. I have been building beautiful new relationships with whanaunga and sharing knowledge. It's no mistake that "coming home" has resulted in creating art that expresses who I am, a connection between my Māori and Pākehā lineage.

What's been your favourite piece you've created? Although most of my pieces are bright and fun, and I will always create this element of playfulness, I have also started to make what I call "statement pieces". I'm very proud of Wheku Toa, with his modern-day army camouflage surface juxtaposed on his traditional pūkana face. He speaks to the strength and determination of Māori since colonisation.

Do you have any exciting news or exhibitions coming up? I hope to have my third pop-up exhibition at Ponsonby Central, Auckland in November. As well as my resin pieces, I aim to have more of my one-of-a-kind light boxes and possibly some painted upcycled clothing. I currently have pieces at Kura Gallery, ZeaYou Gallery, Soul Gallery, The Poi Room, Pokapū Gallery and Toi Matarau.

@messinipalaceart



ELEANOR CRIPPS

Home wellness expert

How to beat the MID-AFTERNOON *SLUMP*

It's 3pm and you can't stop yawning or concentrate on the job at hand. If this scenario sounds familiar consider these fatigue fighters

Sick of feeling tired every afternoon? Doing your best work requires plenty of brain power and energy, however, for most of us, staying focused for the entire workday can be tough. So, how do we muster the necessary energy to get our work done? Next time you feel like having a catnap at your desk try these handy tips to fight fatigue as soon as it strikes.

Be strategic about how your tailor your tasks

Work out what time of day your flow state occurs and schedule all creative work for this time. Otherwise, it will all get wasted on monotonous tasks such as emails, admin or invoicing. When I'm in my flow state, it's like time slips away and I'm able to create and deliver my work efficiently. I have no hope of being creative in the late afternoon as my brain isn't wired that way. Work out your most productive time of day and fit the rest in after that.

Cut back on the caffeine

Don't get me wrong, I love the kickstart my morning (and mid-morning) coffee gives me – the third cup, however, is always a bad idea, no matter how many times I think it will help. Green tea is a fantastic alternative, as it contains considerably less caffeine but still helps to support mental clarity and focus thanks to the L-theanine. This amino acid is said to increase mood-enhancing brain chemicals, including dopamine and serotonin, naturally. And if you must have another cup of coffee? Drink two to three glasses of water to offset its diuretic effects.

Listen to uplifting beats

Music is a simple way to lift your mood and get your toes tapping. Just as you would put on an uplifting playlist to work out, you can use music to get you in the zone for your 3pm meeting or afternoon deadline. I love house music without many lyrics as it helps me focus on the task at hand and gets me through the cognitive lulls. Create a playlist that works for you, then plug into it as needed.

Eat a smaller, veggie-packed lunch

We can all relate to that feeling of sluggishness after eating a large, heavy meal. By enjoying something lighter, such as a veggie-packed salad with protein and good fats, you'll feel much more energetic in your body and mind. I also encourage you to snack wisely – homemade protein balls or baking using natural sweeteners will save you from reaching for a chocolate bar or sugary drink. See my energy-boosting banana bread (right).

Carry a bottle of peppermint oil around in your pocket

Whenever I'm feeling flat, I find the energising scent of peppermint or orange essential oil incredibly uplifting. Gently inhale straight from the bottle, pop a few drops into a diffuser, or rub between your palms and take a few deep breaths to feel instantly awakened.

Talk a walk and get some sunshine

Even just five minutes outside in the fresh air can make all the difference and get your blood flowing. Plus, a change of scenery is great for re-energising your senses. And if it's a rainy day? Go outside regardless. Chuck your rain jacket on and grab your umbrella. ●

Energy-enhancing banana bread

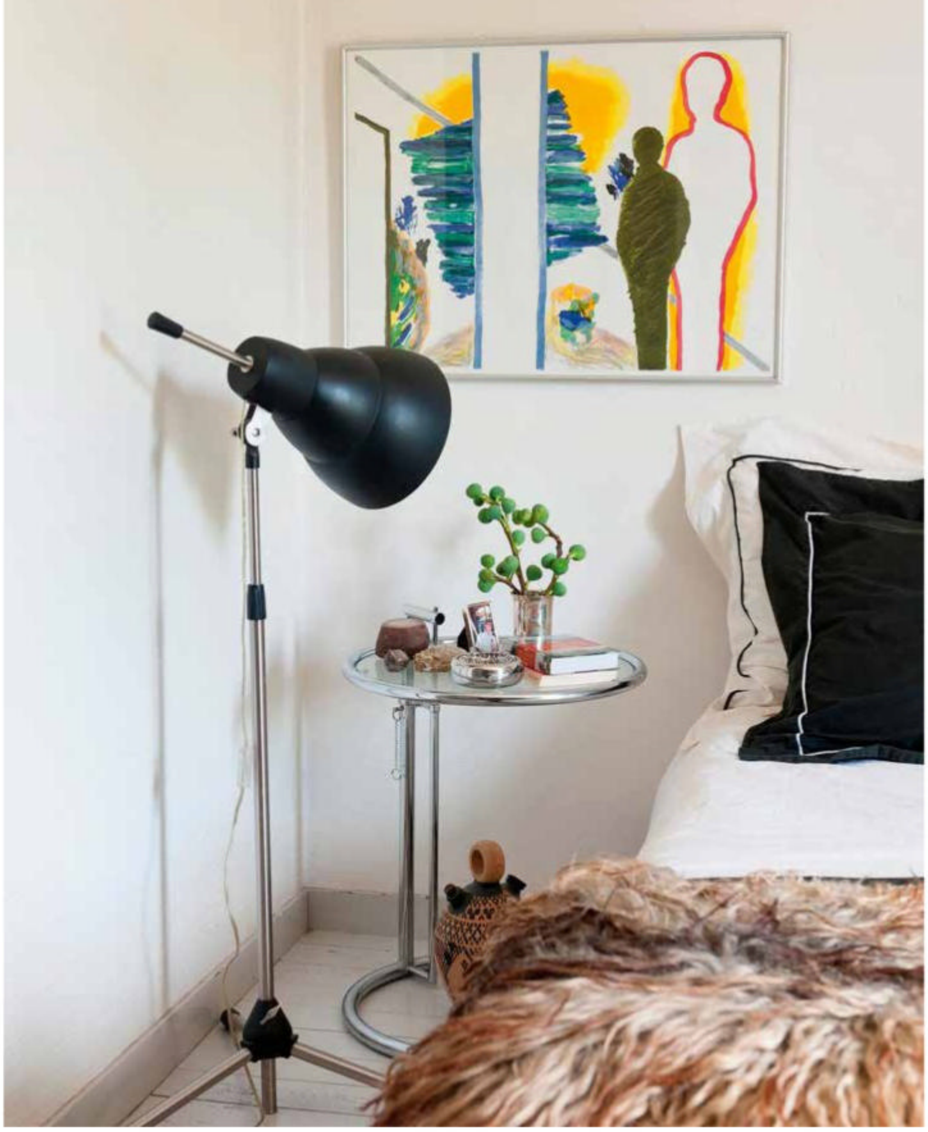
This bread is packed full of protein for long-lasting energy.

INGREDIENTS

- 3 ripe bananas, peeled
- 1 tsp pure vanilla extract
- ⅓ cup coconut sugar, maple syrup or honey
- ½ cup nut butter (of your choice), I like cashew or almond
- ¼ cup coconut oil or butter
- 1 Tbsp apple cider vinegar
- 4 free-range eggs
- 1 tsp baking soda
- 1 cup flour (of your choice)

1 Preheat the oven to 160°C. Grease a loaf tin or line with baking paper.
2 Add all the ingredients to a food processor or blender, and mix until smooth. Fold in 1 cup of chopped walnuts or dark chocolate chips, if you like. Pour the batter into the loaf tin.
3 Bake for 45 minutes, or until a skewer inserted into the middle of the loaf comes out clean. Allow to cool for 15-20 minutes or so before slicing.
4 Will keep for up to 4 days in an airtight container, or pre-slice and store in the freezer.

PHOTOGRAPHY ELEANOR CRIPPS, GETTY



A brief history of...

the E-1027 table

This sleek modernist table finds its origins in an infamous love affair

Who designed it? Eileen Gray, a famed architect and furniture designer. In the 1920s, Grey fell in love with Jean Badovici, architect and editor of *L'Architecture Vivante*. Despite never receiving any formal training as an architect, Grey designed and built a modernist house on the coast of Monaco for her and Badovici to share. The house, along with the revolutionary furniture that she designed to go inside, share the name E-1027.

What's up with the name? E-1027 is actually a code name for the couple, the Bennifer or Brangelina of the 1920s, if you will. Cute right? E stands for Eileen, 10 for Jean (as J is the 10th letter of the alphabet), 2 for Badovici and 7 for Gray.

Why was the side table made? Legend has it that Gray designed the table for her sister, so she could enjoy breakfast in bed without ruining the sheets with crumbs. Ingenious, really.

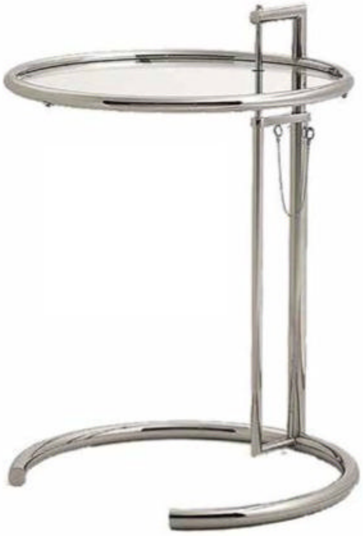
What's so good about it? It's a sleek, sexy design that can slide across any bed or sofa. What's not to love? The ability to adjust both the height and the arm length is a particularly cool design feature.

Architect Eileen Gray created the iconic design to avoid breakfast-in-bed mess.

Does it come in different styles? While its minimalist look remains the same, you can buy the design in chrome silver or black metal and in shades of smoked glass.

Did Gray and Badovici stay together? Glad you asked. The pair broke up in 1932, and Gray went on to build many more houses and have many more grand love affairs, as one should. Considering that Badovici announced himself as joint architect for E-1027 despite claims to the contrary, we say Gray dodged a bullet.

Where can I buy a side table? Matisse stocks them, though this piece of design history will set you back $2688. Worry not, you can get a pretty good dupe from DerLook for $330 or Kor Home for $215.



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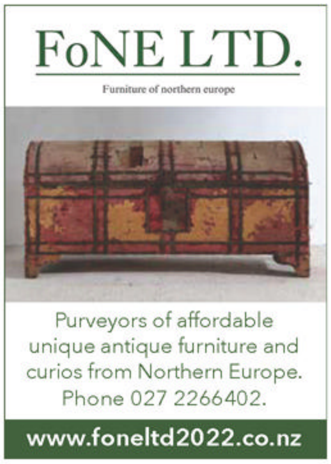

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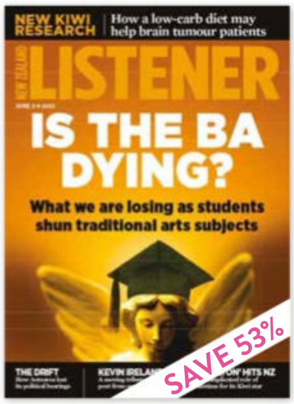
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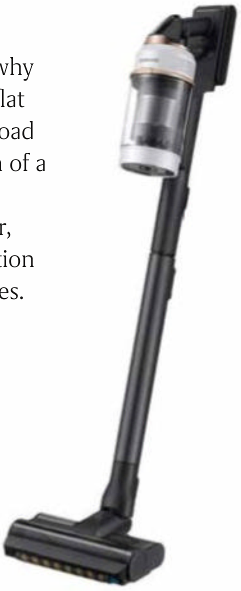
Bespoke laundry

Laundries have become designer spaces, which is why it makes sense to elevate it further with the sleek, flat design of Samsung's AI BubbleWash Smart Front Load Washer. The 18kg or 12kg models are the definition of a premium laundry experience with more effective washing of clothes and bedding, an auto open door, auto detergent dispensing and intelligent optimisation from advanced water-level sensing to spinning times.

(From left) Samsung AI BubbleWash Smart Front Load Washer and Bespoke AI Heatpump Dryer.



Samsung Bespoke Jet Elite Extra Stick Vacuum.

Bespoke Jet Stick Vacuum

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(From left) Samsung Bespoke Pigeon Pair Fridge; Samsung Bespoke French Door Refrigerator.

Bespoke kitchen

Samsung's Bespoke Fridges are made to stand out with interchangeable panels to suit new trends and interiors updates. Flush integration with cabinetry ensures minimal gaps for a streamlined finish. The Triple Cooling System means food will stay fresher for longer, flexible storage options ensure you can cool to suit your needs, and a UV deodorising filter keeps the air fresh. Packed with special features, form really does equal function.

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